



Landscape Management Plan

Project New housing at 11-15 Netherfield Lane,
Meden Vale, Mansfield,
Client Shape Land and Property Limited
Date April 2023
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1.0 Introduction

- 1.1 Shape Land and Property Limited (the Developer) has produced proposals to redevelop 11-15 Netherfield Lane, Meden Vale for a residential scheme. The proposals are to be submitted for full planning permission to Mansfield District Council in April 2023. EAT Landscape was commissioned by the Developer in February 2023 to produce hard and soft landscape proposals and a Landscape Statement for the public and private amenity spaces.

Scope and Purpose

- 1.2 The development involves the demolition of the Three Lions public house and the construction of 41 new affordable homes. The associated works include vehicle access points, parking areas, bin and cycle stores and a comprehensive hard and soft landscape scheme.
- 1.3 The purpose of the Landscape Statement is to set out the vision for the proposed landscape scheme and the aims and objectives/key features.

Site Location

- 1.4 The application site consists of a brownfield site, the former Three Lions public house, and an area of greenfield land laying within the Meden Vale settlement boundary.
- 1.5 The site lies on the south east side of Netherfield Lane, at the southern end of the village, in the former coal mining village of Meden Vale, Nottinghamshire. Outside the village, Meden Vale is surrounded by a large expanse of open countryside and farmland.
- 1.6 The village is located off the A60, approximately 9.2km north east of Mansfield town centre and within the boundary of Mansfield District Council. Nottingham is located approximately 30km (as the crow flies) to the south.
- 1.7 Access to the site for pedestrians and vehicles is from Netherfield Lane. There is also pedestrian access through the nature reserve to the south.
- 1.8 The site is bordered by residential development to the eastern and western edges. The land to the south-east of the application site borders the Bottoms Local Nature Reserve. Netherfield Junior School, the school field and an area of public open space lie on the opposite side of Netherfield Lane. Established residential development lies beyond this and includes a small parade of local shops. The River Meden is located approximately 103 m to the south of the site.
- 1.9 Several facilities are found within walking distance of the site such as a post office, a MOT/car centre, shops of various types, schools, local parks with play areas and a

sports club, home to the local football and rugby clubs, with a connection to Welbeck Miners Welfare.

Ownership and Delivery

- 1.10 The site is currently owned Admiral Pub Company and will be purchased by a housing association once planning permission is achieved.
- 1.11 The landscape proposals will be delivered by the housing association.

Management and Responsibilities

- 1.12 The site is managed by the Admiral Pub Company.
- 1.13 During the construction of the proposals, the responsibility for the management of the site is to be confirmed.
- 1.14 On completion of the proposals the housing association will manage the landscape in perpetuity, in accordance with this plan.

Phasing of the Development

- 1.15 The development will be constructed in one phase, including the hard landscape. The soft landscape part of the works will be timed to suit the planting seasons.

2.0 Site Description and Proposals

Site Description and Designations

- 2.1 The site is rectangular in shape and covers an area of approximately 2.05 acres. It is currently occupied by a vacant public house, which lies in the eastern portion of the site.
- 2.2 Part of the site is contained by hedges and mature trees although a significant portion, associated with the former pub, exists as extensive tarmac parking area which is open to Netherfield Lane. In addition, there is a former beer garden and children's play area. The remaining part of the application site, the western side, forms an open area of field.
- 2.3 There is an existing green buffer to the boundary with Netherfield Lane, and along the opposite boundary to the nature reserve. Various large established trees are also positioned within the central area of the application site, lying close to the division of the two areas of land that form the application site.
- 2.4 Topographically, the site is relatively level, with a slight incline from Netherfield Lane towards the eastern side.
- 2.5 The current property is not listed or located in a Conservation Area.
- 2.6 **Ecological Designations** - The Bottoms Church Warsop Local Nature Reserve (LNR) and Local Wildlife Site (LWS) is located adjacent to the south of the site. This forms part of the wildlife corridor that connects Meden Vale to neighbouring green spaces. The nature reserve is composed of three distinct sections. Immediately to the rear of the site there is a small (circa 1 ac) forestry plantation of Scots Pine (with several Sycamore now present). To the rear of this section is a larger (3.5 ac) plantation of deciduous trees (determined from Google Earth Pro Imagery) which run parallel to a HV Power Line. To the rear of this and following the path of the Meden River is a longstanding wooded area.
- 2.7 **Tree Preservation Orders (TPOs)** – The site is the subject of a Tree Preservation Order by Mansfield District Council, Ref. TPO146:2019. The TPO covers all Maples, Sycamore, Ash, Birch and Hawthorn trees in the eastern part of the site, where the former pub is located. Refer to the Arboricultural Report for further information.

Proposed Layout

- 2.8 The layout includes the creation of 41 new affordable homes comprising 7 no. 2 bed 4 person terraced / semi-detached houses, 5 no. 3 bed 5 person houses, 1 no. 2 bed 3 person bungalow and 28 no. 1 bed 2 Person walk up apartments.

- 2.9 The walk up apartments are divided across three blocks, an L shaped block in the south west of the site and two rectangular blocks in the central part of the site, overlooking a central amenity space.
- 2.10 A variety of private amenity space is created across the housing types, including a central public amenity space, shared communal gardens and private gardens.
- 2.11 Shared parking courts are integrated within the landscape and broken up with pedestrian pathways and planting which intersects the layout of parking bays. This helps to soften the visual impact of the hard standing areas.
- 2.12 Safe pedestrian routes are separated from vehicle routes, and these extend into the communal landscaped areas within the site.
- 2.13 Communal bicycle storage is located close to the apartments and integrated into the landscape setting. Cycle storage for the houses is provided within secure rear garden stores/sheds.
- 2.14 Secure bin storage is intended to be screened within the landscape setting, while still providing ease of access for residents and for collection.

Landscape Proposals

- 2.15 The landscape proposals for the residential scheme are illustrated on the following EAT Landscape drawings, see Appendices 1 and 2:
- D204.001 General Arrangement
 - D204.002 Planting Plan
- 2.16 The development incorporates new green corridors, pathways and open amenity space promoting an active and healthy community.
- 2.17 A new public amenity space runs through the centre of the site and is linked to the housing by new pedestrian routes integrated into the landscape. The amenity space provides the residents and the wider neighbourhood with extended green corridors, space for play, natural amenity and links to the adjacent green context and local nature reserve.
- 2.18 For residents living in the walk up apartments there are private garden areas at ground level for some units and balconies at first floor level. All apartments benefit from a private communal garden. The terraced and semi-detached houses and bungalows incorporate private rear gardens and landscaped areas of defensible space in front of the properties.
- 2.19 The existing trees are proposed for retention, with the exception of a small group G2, and the application layout has been designed to integrate the remaining trees into the

scheme. On Netherfield Lane, the hedgerow will be retained and enhanced with new planting within the gaps, to improve the overall visual appearance and setting.

2.20 The car parking courts will have robust low maintenance planting integrated within the parking bays, helping to break up the hard standing surfaces and provide a greener appearance.

2.21 The scope of the soft landscape that will be included in the Landscape Management Plan includes:

- Existing trees
- New native and ornamental trees
- Native structure planting
- Existing hedges
- Native hedges
- Ornamental hedges
- Ornamental planting
- Amenity grass turf
- Wildflower meadow turf
- Hard surfacing
- Boundary treatments and site furniture

2.22 The private garden areas to the houses, bungalows and ground floor apartments will be maintained by the future residents and are not included within the scope of this management report.

Access

2.23 The central amenity space within the residential development will be public and open to all, with links from Netherfield Lane and the nature reserve to the south.

2.24 The communal gardens to the apartments and private gardens to individual houses will be private and just accessible to residents and visitors.

3.0 Management Aims and Objectives

3.1 The long-term management objective is to create an attractive and well maintained landscape scheme for the lifetime of the residential development.

3.2 The specific aims of the management scheme are to:

- Provide a well-cared for environment across the whole of the site;
- Provide high quality shared communal gardens for the residents of the apartments to enjoy at their leisure;
- Encourage the development of wildlife habitats and maximise biodiversity;
- Maintain privacy for the ground floor housing units;
- Protect, enhance and contribute to the ecological network and provide net gains in biodiversity through proposed new and enhanced landscape design
- Maintain the green buffer along the Netherfield Lane boundary to reinforce the rural character along the road;
- Ensure that any trees or planting that die or become diseased within the first 5 years of the implementation of the landscape scheme are replaced with an equivalent plant or tree;
- Ensure the use of best horticultural practices at all times.

Objectives for Establishment Phase (Years 1 to 5)

3.3 Management objectives should be reviewed on an annual basis to ensure that they are being achieved and maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock and in local site conditions. In accordance with the planning conditions, any trees and plants which die, become diseased, damaged or are removed within 5 years of planting shall be replaced with trees/plants of similar sizes and species or as may otherwise be agreed with the local planning authority in the first available planting season thereafter.

4.0 Maintenance Operations

4.1 This section describes the maintenance operations that need to be completed to meet management aims and objectives for the soft landscape scheme. Specific management aims are included for each component.

4.2 Maintenance should also include litter picking, including general litter, debris, broken glass fly-tipping etc., graffiti removal, weeding, watering and re-firming plants as required.

4.3 Replacement planting – replace all plant failures within the first 5 years to the original specification and thereafter as required to maintain design objectives.

4.4 A. Existing Trees

Aim – Protect TPO designated trees and keep all existing trees healthy, free from disease, damaged or broken stems/branches and dead wood. Manage trees according to the arboricultural assessment and recommendations.

- **Annual inspection and regular monitoring** – Regularly monitor the status of the trees and inspect annually with a qualified Arboriculturist to check safety and longevity and report on the condition of trees.
- **Remedial works** - Remove dead, dying or diseased branches where a specific risk is identified and carry out formative pruning as required.
- **Pest control** - Treat for pest or disease infestations, as required.
- **Crown lifting** – Remove branch systems to give clearance adjacent to footpaths to a height of 2.4m.
- Prior to work on trees all personnel working with or in the trees should be vigilant and mindful of the possible presence of roosting bats.

4.5 B. New Native and Ornamental Trees

Aim – Monitor newly planted trees year round to ensure canopy form (with central leader or as a multi-stemmed) is healthy and typical of species and remains free from pest and diseases.

- **Weed control** – Keep a 500mm radius from the base of each tree free of grass and weed growth by hand weeding. In the case of trees in grassed areas, this circle shall be kept neatly edged and bark mulch topped up as necessary.
- **Remedial pruning** – Carefully remove dead or dying wood and carry out ongoing shaping of canopies to ensure canopy form (with central leader or as a multi stemmed specimen). Dead/damaged wood shall be removed immediately and canopies shall be well presented at all times.
- **Top up mulch** - Maintain, after settlement, a minimum depth of 50mm mulch.
- **Inspect tree accessories** – Inspect stakes, ties and watering tube caps on a regular basis. Remove stakes and ties in year 3-5 providing tree is judged stable.

4.6 **C. Native Structure Planting**

Aim – Manage native structure planting to aid the establishment of a typical native woodland understorey.

- **Regular monitoring** – Regularly check the condition of shrubs and check and adjust stakes, guards and ties.
- **Pruning** – Carry out formative pruning and selective pruning as required.
- **Firm in** – In the Spring and after severe frosts and winds, firm in around the base of each plant.
- **Thinning** – Complete selective thinning to remove any diseased specimens or poor growth. No more than one-third of trees/shrubs shall be removed in any one season to ensure that sufficient habitat is retained whilst allowing the remaining trees enough canopy space to develop healthy growth and crowns. In subsequent years, management shall be carried out through occasional thinning/felling at 5 year intervals, with larger limbs being retained and used to create habitat piles within the scrub areas as the trees and shrubs mature.

4.7 **D. Existing Hedges**

Aim - Maintain the established hedges along the Netherfield Lane boundary to reinforce the rural character along the road and provide privacy to residents. maintain and enhance the existing nature conservation value of retained hedgerows.

- **Biennial hedge trimming** - Trim on a long rotation, every two years, with alternate sides trimmed each time.
- **Trim overhanging growth** - Trim back growth overhanging hard surfacing on an annual basis;
- **Inspect annually** - to check safety and implement route maintenance operations and remedial works as required;
- **Thin out** - and replace selected species where appropriate.

4.8 **E. 1.0m Native Hedges**

Aim – Maintain the new native hedges at 1m height to create a dense healthy planted informal boundary and wildlife habitat through trimming once a year, whilst the hedge is actively growing.

- **Initial hedge cut (Year 1)** - Prune back growth by 1 third after planting to encourage bushy growth. Prune damaged, diseased or dead wood immediately after first leaf break.
- **Regular hedge trimming**
 - In mid-late August trim side branches by 1 third. The top of the hedge should be lightly trimmed to have a rounded or tapered profile allowing sunlight to reach the lower branches. Allow the hedge to increase in size each time until the desired height of 1m is reached.
 - An overall base width of 70-80cm and an upper width of 50-60cm should be encouraged.

- Hedges can be kept vigorous by annually thinning out a third to a fourth of the oldest branches with hand pruners or pruning saws. In addition to regular shearing, cut these branches back to the parent stem at the ground or to a lateral, or side, branch in the spring before growth starts.
- When using powered hedge trimmer, protective gear including gloves and goggles are required.
- Hedge cutting operations should not be undertaken during the bird nesting or breeding season, see Section 5.5
- **Firm in** – In the Spring and after severe frosts and winds, firm in around the base of each plant.
- **Weed control (as required)** - Maintain base of hedge in a weed and litter free condition by hand weeding, cultivation and mulching.
- **Remove material from below/around hedge** - Remove fallen leaves and twigs and debris from around/below hedge.
- **Apply fertiliser** - Apply 'Enmag' or similar approved slow release fertiliser to be spread over hedge planting area in accordance with manufacturer's instructions. Carry out a single application between March and May for the first 3 years after planting.
- **Top up mulch** – Maintain, after settlement, a 1m wide strip of minimum 50mm depth of mulch, ensuring that the lower branches and foliage of plants are not smothered. Apply mulch annually until a full ground cover is achieved.

4.9 **F. 1.2m Ornamental Hedges**

Aim – Establish neat, clipped sections of hedge, to a height of 1.2m and approximately 0.4-0.6m wide to create green, structural features with flowering interest within the parking courts.

- **Initial hedge cut (Year 1)** – Carry out a formative 'facing up' of the hedge plants to establish dense branch growth and keep the hedge to the correct height in Winter or early Spring.
- **Regular hedge trimming (twice per year)** – Trim the hedge in early Spring and late Summer. Cut the top and face of the hedge and remove clippings from site. When using powered hedge trimmer, protective gear including gloves and goggles are required. Hedge cutting operations should not be undertaken during the bird nesting or breeding season, see Section 5.5.
- **Firm in** – In the Spring and after severe frosts and winds, firm in around the base of each plant.
- **Weed control (as required)** - Maintain base of hedge in a weed and litter free condition by hand weeding, cultivation and mulching.
- **Remove material from below/around hedge (twice a year)** - Remove fallen leaves and twigs and debris from around/below hedge.
- **Apply fertiliser (once per year in Years 1 to 3)** - Apply 'Enmag' or similar approved slow release fertiliser to be spread over hedge planting area in accordance with manufacturer's instructions. Carry out a single application between March and May.

- **Top up mulch (once per year)** – Maintain, after settlement, a minimum depth of 50mm mulch, ensuring that the lower branches and foliage of plants are not smothered. Apply mulch annually until a full ground cover is achieved.

4.10 **G. Ornamental Planting**

Aim – Establish generous sized ornamental planting beds including a range of robust evergreen and deciduous species to give year-round seasonal interest and be beneficial to wildlife.

- **Weed control** - Maintain planting beds in a weed and litter free condition by hand weeding, cultivation and mulching;
- **Pruning** - Prune plants to promote bushy, healthy growth and ensure individual plants establish dense cover as quickly as possible. Straggling stems, over-vigorous shoots, suckers and dead, misshaped or broken branches shall be removed from ornamental shrubs by pruning back with a clean, smooth cut to the main stem, or to a sound and living outward growing lateral;
- **Cut back herbaceous plants and grasses** – Carry out dead heading regularly to remove flowering shoots after flowering and encourage repeat flowering (subject to species). Remove plant die back at the end of winter;
- **Apply fertiliser** - Apply 'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Carry out a single application between March and May for the first 3 years after planting;
- **Top up mulch** – Maintain, after settlement, a minimum depth of 50mm mulch, ensuring that the lower branches and foliage of plants are not smothered. Apply mulch annually until a full ground cover is achieved;
- **Replacement planting** - Replace all plant failures within the first 5 years to original specification;
- **Thin out planting** - In Year 5 review the need to thin out or refresh selected species or individual plants, depending on growth and canopy cover;

4.11 **H. Amenity Grass Turf**

Aim – To maintain the lawns as pristine, clear, formal and weed free grass swards.

- **Remove debris** - Remove litter, rubbish and debris from grass before mowing;
- **Mow grass** - Cutting regime to include up to 20 cuts per year, subject to weather conditions, to maintain a closely knit, continuous ground cover sward of even density, height and colour. Remove all arisings after cutting;
 - First cut: When grass sward reaches 80–100mm high. Cut back to 50mm high
 - Subsequent cuts: to be to 30-50mm high. Height of growth at any time to be maximum 60mm
- **Re-seeding, repair work, scarifying** - Repair and over-seed failed or worn areas. Scarify with tractor drawn or self-propelled equipment to a depth of 10mm to relieve thatch conditions and remove dead grass;

- **Trim edges** - Maintain edges to hard and soft areas in a neat and tidy condition and keep areas free of litter;
- **Apply selective herbicide** - Spray weeds with a suitable selective herbicide. Apply spot treatment to weeds as required;

4.12 J. Wildflower Meadow Turf

Aim - Manage the wildflower area to be visually attractive with a diverse range of wildflower species, to provide food and shelter for invertebrates and other wildlife and enhance biodiversity. Species types and numbers to be regularly monitored and recorded.

- **Early cut (if required)** – If the weather conditions are mild and wet over winter and have led to rapid grass growth, make an early cut between March and April to help control the grasses.
- **Regular cuts** – Cut the meadow down to 25-50mm off the ground in late September/early October and remove all cuttings. Cutting can be by strimming and raking, or using a mower and collecting the cuttings.
- **Invasive species management** – Dig out any residual perennial weeds such as docks.
- **Cutting the meadow generally** – It is recommended to cut one half of the meadow on one day and the other half on another, to allow an escape route for insects and small mammals. Use a scythe where possible, which allows for a cleaner cut to plants. Alternatively use a motorised trimmer for smaller areas and a motorised mower on a high setting with very sharp blades.

4.13 K. Hard Surfacing

Aim – Maintain surface treatments to be hard wearing, clean and weed free and provide safe and attractive circulation.

- **Inspect hard surfacing** - and remove litter, debris, weeds and leaves (or snow clearance and de-icing in winter months). Remove all arisings from site.
- **Repair defects in hard surfacing** - where necessary, to manufacturer's recommendations. Maintain paved areas true to the original camber and/or cross fall. The condition of the surfacing should be monitored and appropriate action taken to ensure that it is sound at all times.
- **Apply algacide to hard surfacing** - to manufacturer's instructions where hard surfacing becomes slippery due to algal growth. The materials used should not be harmful to grass/plants/watercourses.
- **General inspection (twice a year)** – Identify and repair any damaged paving units, edgings, pointing and haunching to manufacturer's recommendations. Maintain paved areas true to the original camber and/or cross fall.
- **Routine inspection following rainfall (once a year)** – During or following heavy rainfall visually inspect the paving to see if any ponding is visible. If ponding is visible carry out Remedial Action for Ponding (see below).

- **Remedial action for ponding (as required)** – Brush / vacuum joints and replace any lost jointing material as per manufacturer’s recommendations.
- **Remove fallen leaves (regularly in Autumn)** – To ensure that paved areas are kept clear and the risk of people slipping kept to a minimum.
- **Deep clean of paved areas (once every 5 years)** – Using a proprietary cleaning agent or solution. Top up any jointing material that has been removed.
- **Inspect drainage systems (once a year)** – associated with hard surfacing annually and undertake maintenance work as necessary.
- **Replacement products** – Hard surfacing to be resurfaced to the original specification.

4.14 **L. Boundary Treatments and Site Furniture**

Aim – Maintain all fencing, railings, walls and gates in a good condition to ensure they keep the site safe, secure and provide privacy for residents. Maintain all site furniture, including bollards, seats and raised planting beds, in a clean, safe and good working order, to ensure they achieve their design objective and fulfil its function.

- **Inspect** – on a monthly basis to identify any damaged areas, defects or failures. Any defects should be made safe immediately and repairs carried out using matching materials.
- **Clean any vandalism or graffiti** – on a monthly basis or at any other time required. Use suitable cleaning products in accordance with the manufacturer’s recommendation to preserve a clean and tidy appearance.
- **Replace** – fencing and site furniture like for like when necessary.
- **Paint/apply timber treatment** – to fencing and site furniture when necessary.

5.0 Maintenance Specification

Standard of work

- 5.1 All maintenance is to be carried out to the highest standards using appropriately trained and skilled operatives. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The Landscape Maintenance Contractor shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised with the Client and all necessary measures are taken accordingly.

British Standards

- 5.2 All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.
- 5.3 The Landscape Maintenance Contractor shall prevent damage to and protect as necessary, existing paving, buildings, fitments, utilities and all existing plants. Any damage caused thereto shall be made good by the Landscape Maintenance Contractor at his own expense.

Protection of people

- 5.4 The areas to be managed are accessible to residents and visitors. No operations or arisings should obstruct or interfere with access and care must be taken to ensure that all relevant notice periods, signage and protection measures are in place to ensure that people within the site are not put at risk as a result of any activity associated with the management and maintenance of the development.

Bird nesting season

- 5.5 Maintenance operations within trees and shrubs should be conducted outside of the nesting bird season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September. Where this is not possible an inspection should be made of all trees and shrubs, prior to management, by a suitably qualified person to establish whether nesting birds are present.

Use of chemicals

- 5.6 No herbicides or fertilisers should be used within the stream corridor and marshy grassland areas. If used, a health and safety risk assessment must be completed and agreed in writing with The Client.

- 5.7 The Landscape Maintenance Contractor must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site.
- 5.8 The Landscape Maintenance Contractor shall ensure that any chemical application is undertaken by a trained operative who has a current NPTC certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. He shall ensure at all times that the public, store employees and his own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc. are removed from site at the end of each day. He will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons.

Cleanliness

- 5.9 At the end of each day of each visit, the Landscape Maintenance Contractor shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, grass cuttings and plant prunings.

Programme of operations and site visits

- 5.10 The Landscape Maintenance Contractor shall follow the programme of operations as listed within Section 6 – Maintenance Schedules and shall visit the site sufficient enough to carry out the maintenance duties as specified in this document and a minimum of once month.
- 5.11 On confirmation of his appointment to carry out the works the Landscape Maintenance Contractor shall provide a comprehensive programme of dates when he intends to visit the site for management approval. Should such dates be substituted during the course of the Contract, due to inclement weather, the Landscape Maintenance Contractor shall notify the Site Supervisor to agree a suitable alternative date or dates.
- 5.12 Additional visits may be required during periods of low rainfall, to carry out necessary watering with the agreement of the Client.

Operating conditions

- 5.13 The Landscape Maintenance Contractor shall order his works to take account of any specific ground and weather conditions required for maintenance works.
- 5.14 Chemical applications shall only be undertaken in suitable weather conditions as described by manufacturers.

Watering

- 5.15 The Landscape Maintenance Contractor shall ensure that he is conversant with the positions of watering point(s) on site. He shall include for transporting water in an appropriate manner to the areas where it is required wherever necessary. The Landscape Maintenance Contractor shall be responsible for ensuring that all planting is sufficiently watered to maintain healthy growth.
- 5.16 The Landscape Maintenance Contractor will be responsible for monitoring any restrictions or 'hose pipe bans' and shall at all times seek to ensure that at all other times watering is undertaken to maintain vigour but so as not to waste resources.
- 5.17 Ensure sufficient water is applied to maintain healthy growth, by wetting the soil to full rooting depth.
- 5.18 Within the first 3 years of planting, all newly planted trees must be irrigated in accordance with the following schedule and include at least 75 litres of water per session ideally delivered using watering bags. Watering must be carried out on the first working day after each date. 15 April; 1 & 15 May; 1 & 15 June; 1, 8, 15 & 22 July; 1, 8 & 15 August; 1 September.

Pest and disease

- 5.19 The Landscape Maintenance Contractor shall notify the Landscape Architect / Client of any pest or disease problems occurring which affect the vegetation on site. He shall implement appropriate treatment as agreed to coincide with normal maintenance visits, where possible.
- 5.20 All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site and burnt.
- 5.21 The Landscape Maintenance Contractor shall advise the Landscape Architect / Client of all trees and plants found to be dead, dying, vandalised or not growing vigorously.

Insurance

- 5.22 The Landscape Maintenance Contractor shall be fully insured for Public Liability and shall provide details of the amount of cover with his tender.

Protective clothing

- 5.23 Appropriate protective clothing shall be used by the Landscape Maintenance Contractor's operatives at all times and he shall comply with the Health and Safety at Work Act.

Mulching

- 5.24 All ornamental planting beds are to be mulched. Mulched areas are to be topped up as necessary to a minimum depth of 50mm, using medium grade ornamental bark, 12-25mm diameter, until such time as canopy closure at ground level occurs.

Fertilising

- 5.25 The Landscape Maintenance Contractor shall make a yearly application of slow release fertiliser to all ornamental shrub areas and new hedgerow planting.

Weed control

- 5.26 In the course of the routine maintenance visits, the Landscape Maintenance Contractor shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand or machine or by a combination, consistent with the other requirements of this maintenance specification. The use of trimmers, which damage plants, should be avoided.

- 5.27 Weeds and other debris will be removed from site at the end of each visit.

Litter

- 5.28 At every maintenance visit the Landscape Maintenance Contractor shall remove all litter from planted areas and cart to Landscape Maintenance Contractor's tip. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

6.0 Maintenance Schedules

- 6.1 The table below lists the key routine operations required during the Establishment Phase (Years 1 to 5) and should be used as a guide to timings of specific operations. The maintenance contractor should undertake maintenance tasks as required throughout the year to satisfy objectives at the direction of the management organisation.
- 6.2 Note - Numbers in columns denote frequency of visits, if more than one visit is required per month.

Establishment Phase (Years 1 to 5)

MAINTENANCE OPERATIONS												
General Operations	J	F	M	A	M	J	J	A	S	O	N	D
Weeding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Watering (as required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-firming plants (as required)		✓	✓							✓	✓	
Pest and disease control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A. Existing Trees	J	F	M	A	M	J	J	A	S	O	N	D
A1 Annual safety and condition inspection by a qualified arboriculturalist										✓		
A2 Regular monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
A3 Remedial pruning and pest control works (as required)										✓		
A4 Crown lifting as required										✓		
B. New Native and Ornamental Trees	J	F	M	A	M	J	J	A	S	O	N	D
B1 Remedial pruning and works (as required)										✓		
B2 Top up mulch		✓										
B3 Inspect tree accessories		✓										
B4 Replacement planting when necessary to maintain design objectives		✓										
C. Native Shrub Planting	J	F	M	A	M	J	J	A	S	O	N	D
C1 Regular monitoring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C2 Pruning (as required)										✓		
C3 Selective thinning (every 5 years)										✓		
C4 Firm in plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C5 Replacement planting when necessary to maintain design objectives		✓										
D. Existing Native Hedge	J	F	M	A	M	J	J	A	S	O	N	D
D1 Trim hedge (alternative sides every 2 years)											✓	
D2 Trim growth overhanging hard surfaces											✓	
D3 Thin out and replace selected species where appropriate											✓	
E. 1.0m Native Hedge	J	F	M	A	M	J	J	A	S	O	N	D
E1 Initial hedge cut (Year 1)		✓						✓				
E2 Regular hedge trimming		✓						✓				
E3 Firm in plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E4 Remove material from below/around hedge		✓						✓				
E5 Apply fertiliser (Years 1 to 3)		✓										
E6 Top up mulch		✓										
E7 Replacement planting when necessary to maintain design objectives		✓										

MAINTENANCE OPERATIONS												
F. 1.2m Ornamental Hedge	J	F	M	A	M	J	J	A	S	O	N	D
F1 Initial hedge cut (Year 1)		✓										
F2 Regular hedge trimming		✓						✓				
E3 Firm in plants	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
F4 Remove material from below/around hedge		✓						✓				
F5 Apply fertiliser (Years 1 to 3)				✓								
F6 Top up mulch				✓								
F7 Replacement planting when necessary to maintain design objectives		✓										
G. Ornamental Planting	J	F	M	A	M	J	J	A	S	O	N	D
G1 Pruning (timing dependant on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
G2 Cut back herbaceous plants (subject to species)			✓						✓			
G3 Apply fertiliser (Years 1 to 3)			✓									
G4 Top up mulch (for first 3 years and 3 years after any re-planting)			✓						✓			
G5 Replacement Plants									✓			
G6 Thin out planting									✓			
H. Amenity Grass Turf	J	F	M	A	M	J	J	A	S	O	N	D
H1 Mow grass			2	2	2	2	2	2	2	2	2	
H2 Re-seeding, repair work, scarifying (as required)				✓					✓			
H3 Trim edges			✓	✓	✓	✓	✓	✓	✓	✓	✓	
H4 Apply selective herbicide (as required)				✓		✓		✓				
J. Wildflower Meadow Turf												
J1 Early cut (if required)				✓								
J2 Regular cuts									✓	✓		
J3 Invasive species hand weeding			✓	✓	✓	✓	✓	✓				
K. Hard Surfacing	J	F	M	A	M	J	J	A	S	O	N	D
K1 General inspection and repair			✓						✓			
K2 Routine inspection following heavy rainfall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
K3 Remedial action for ponding (as required)			✓									
K4 Control of weeds									✓			
K5 Remove fallen leaves									✓	✓	✓	
K6 Maintenance for aesthetics of joints				✓								
K7 Maintenance for aesthetics of paving blocks/slabs				✓								
K8 Deep clean of paved areas (Year 5)				✓								
K9 Inspect drainage systems									✓			
L. Hard Surfacing	J	F	M	A	M	J	J	A	S	O	N	D
L1 General inspection and repair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
L2 Cleanse site furniture							✓					
L3 Painting/timber treatments of fencing/site furniture as required							✓					
Management Plan												
Monitor and adjust objectives	✓											

APPENDIX ONE

KEY

SURFACING AND EDGINGS

S1 TEGLIA 80MM BLOCK PAVING
240/200/173 X 160 X 80MM, MIX OF THREE SIZES
HEATHER COLOUR
LAD - STRETCHER BOND
SUPPLIER - TOBERMORE
WHITE THERMOPLASTIC LINES TO MARK SPACES

S2 TEGLIA TRIO BLOCK PAVING AND FLAT TOP EDGING
197/173/130 X 173 X 50MM, CHARCOAL COLOUR
LAD - STRETCHER BOND
SUPPLIER - TOBERMORE

BRITISH STANDARD EF CONCRETE FLAT TOP EDGING
TO BE USED AS A FLUSH EDGING TO ALL AREAS OF
CHARCOAL BLOCK PAVING, WHERE NO ROADSIDE KERBS
AREA SPECIFIED

S3 TEXTURED FLAGS
450 X 450 X 50MM, NATURAL COLOUR
LAD - STRETCHER BOND
SUPPLIER - TOBERMORE

S4 TARAC VEHICULAR ROAD SURFACING
TO BLEND IN WITH NETHERFIELD LANE JUNCTIONS

S5 RESIN BONDED GRAVEL
BUFF COLOUR

S6 SELF-BINDING GRAVEL
BUFF COLOUR

ROADSIDE HALF BATTERED KERB
BRITISH STANDARD HB2 CONCRETE KERB

ROADSIDE BULLNOSED KERB
BRITISH STANDARD BNS CONCRETE KERB

BOUNDARY TREATMENTS AND SITE FURNITURE

1.8M HIGH BRICK PIERS WITH DWARF WALLS AND CLOSE
BOARD TIMBER FENCING PANELS

1.8M HIGH CLOSE BOARD TIMBER FENCING WITH CONCRETE
POSTS, CONCRETE GRAVEL BOARDS AND MATCHING TIMBER
PEDESTRIAN GATES

1.2M HIGH CLOSE BOARD TIMBER FENCING WITH CONCRETE
POSTS, CONCRETE GRAVEL BOARDS AND MATCHING TIMBER
PEDESTRIAN GATES

1.4M HIGH VERTICAL BAR RAILINGS
MATCHING GATES
BLACK COLOUR

1.0M HIGH TIMBER GATES
TRADITIONAL PALISADE POINTED PALES
SUPPLIER - JACKSONS FENCING

0.5M HIGH HARDWOOD TIMBER RAISED BEDS
FSC TIMBER

1.0M HIGH HORIZONTAL TIMBER SLATTED PANELS
DOUBLE SIDED WITH FLUSH CAPPING AND ENDS
METAL HOUSE NUMBER ON ONE SIDE

SOFT LANDSCAPE

EXISTING TREE TO BE RETAINED AND PROTECTED ACCORDING
TO ARBORICULTURAL IMPACT ASSESSMENT
MAGENTA LINE = ROOT PROTECTION AREA

PROPOSED NATIVE TREE

PROPOSED ORNAMENTAL TREE

ORNAMENTAL SHRUB/HERBACEOUS PLANTING

NATIVE SHRUB PLANTING MIX

MIXED NATIVE HEDGE MAINTAINED AT 1.0M HEIGHT

ORNAMENTAL EVERGREEN HEDGE MAINTAINED AT 1.2M HEIGHT

WILDFLOWER MEADOW TURF

AMENITY GRASS
SEEDING TO PUBLIC OPEN SPACE AND COMMUNAL GARDEN AREAS,
TURF TO PRIVATE BACK GARDENS

TOPSOILED AREAS TO BE PLANTED BY RESIDENTS



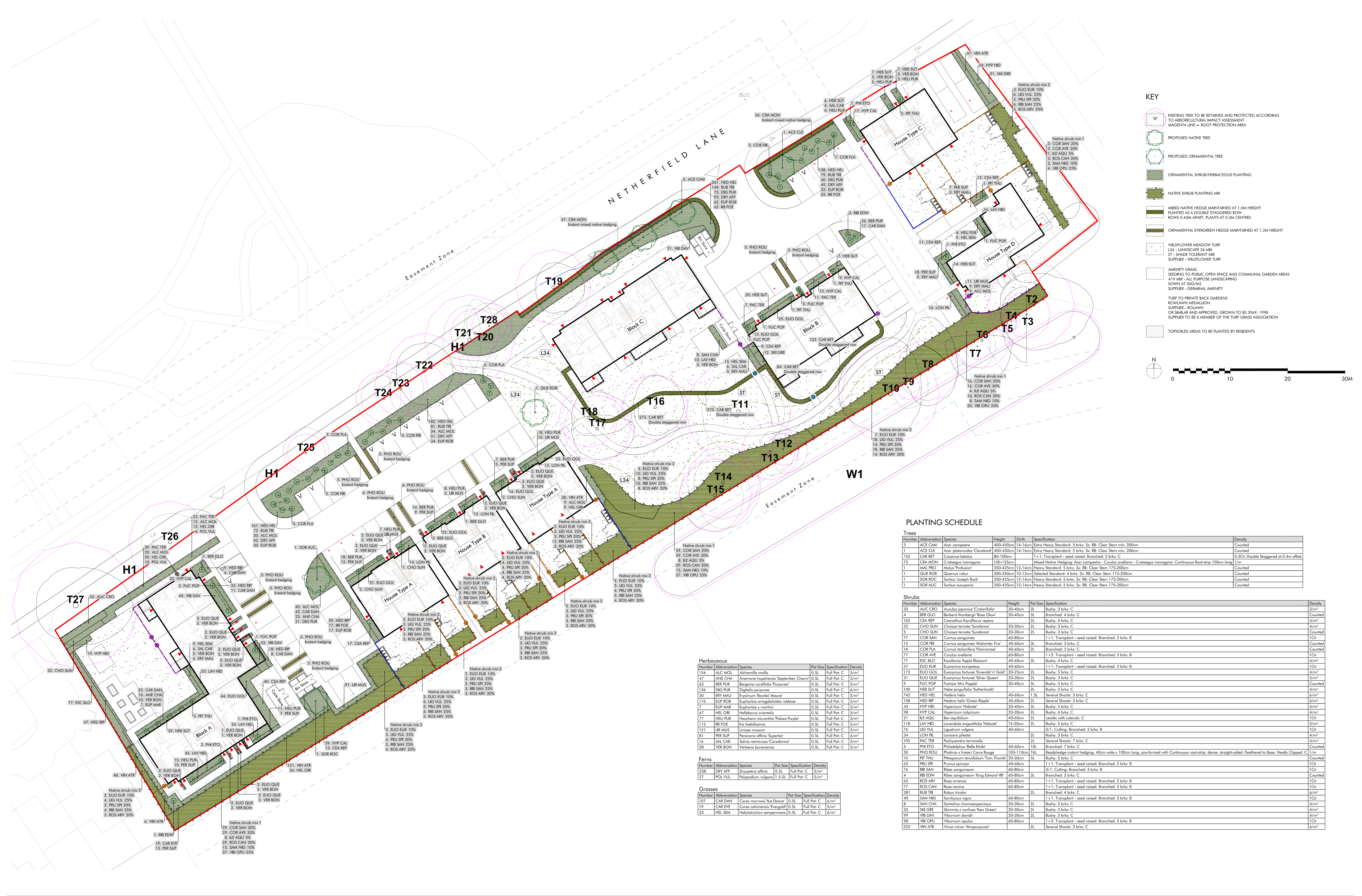
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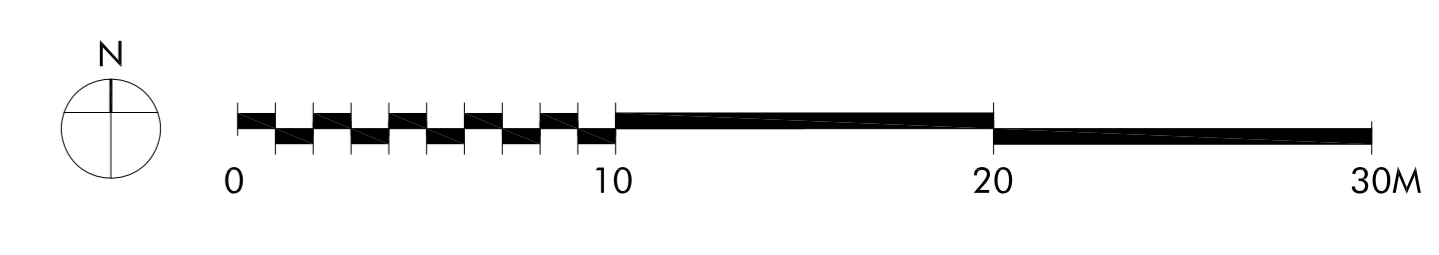
Rev.	Description	Drawn by	Date
A	Landscape scheme updated to suit new site layout	EEJR	10/05/23
B	Landscape scheme updated to suit new site layout, reflecting planning officer's comments	EEJR	10/07/23
C	Planting removed to north west side of Block C to reflect planning officer's comments	EEJR	08/09/23

Client: Shape Land and Property Limited		Drawing no: AO		Status: Planning	<p>EAT landscape 0151 508 1288 0151 508 7774</p>
Project title: Residential Development of The Three Lions, Netherfield Lane, Meden Vale, NG 20 9PA		Date: August 2022		Checked by: EEJR	
Scale: 1:200	Drawn by: EEJR	Checked by: EEJR	Drawing title: General Arrangement		Revision: C
Drawing no: D204.001					

APPENDIX TWO



- ### KEY
- EXISTING TREE TO BE RETAINED AND PROTECTED ACCORDING TO ARBORICULTURAL IMPACT ASSESSMENT
MAGENTA LINE = ROOT PROTECTION AREA
 - PROPOSED NATIVE TREE
 - PROPOSED ORNAMENTAL TREE
 - ORNAMENTAL SHRUB/HERBACEOUS PLANTING
 - NATIVE SHRUB PLANTING MIX
 - MIXED NATIVE HEDGE MAINTAINED AT 1.0M HEIGHT PLANTED AS A DOUBLE STAGGERED ROW
 - ORNAMENTAL EVERGREEN HEDGE MAINTAINED AT 1.2M HEIGHT
 - WILDFLOWER MEADOW TURF
 - L34 - LANDSCAPE 34 MIX
 - ST - SHADE TOLERANT MIX
 - AMENITY GRASS
 - SEEDING TO PUBLIC OPEN SPACE AND COMMUNAL GARDEN AREAS
 - A19 MIX - ALL PURPOSE LANDSCAPING
 - SOWING AT SOWING
 - SUPPLIER - GERMINANT AMENITY
 - TURF TO PRIVATE BACK GARDENS
 - ROWLAWN MEDALION
 - SUPPLIER - ROWLAWN
 - OR SIMILAR AND APPROVED, GROWN TO BS 3969: 1998
 - SUPPLIER TO BE A MEMBER OF THE TURF GRASS ASSOCIATION
 - TOPSOILED AREAS TO BE PLANTED BY RESIDENTS



PLANTING SCHEDULE

Trees						
Number	Abbreviation	Species	Height	Girth	Specification	Density
3	ACE CAM	Acer campestre	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	Counted
1	ACE CLE	Acer platanoides 'Cleveland'	400-450cm	14-16cm	Extra Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	Counted
752	CAR BET	Carpinus betulus	80-100cm		1+1: Transplant - seed raised: Branched: 3 brks: C	0.3Cr Double Staggered at 0.4m offset
73	CSA MON	Ceanothus thymiflorus	1100-125cm		1+1: Transplant - seed raised: Branched: 3 brks: C	1Cr
1	MAL PRO	Molus 'Profusion'	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
1	QUE ROB	Quercus robur	300-350cm	10-12cm	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	Counted
1	SOR ROC	Sorbus 'Joseph Rock'	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted
1	SOR AUC	Sorbus aucuparia	350-425cm	12-14cm	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	Counted

Shrubs						
Number	Abbreviation	Species	Height	Pot Size	Specification	Density
33	AUC CRO	Aucuba japonica 'Crotanifolia'	30-40cm	3L	Bushy: 3 brks: C	3/m ²
4	BER GLO	Berberis thunbergii 'Rose Glow'	30-40cm	3L	Branched: 4 brks: C	Counted
102	CEA REP	Ceanothus thymiflorus repens		2L	Bushy: 4 brks: C	4/m ²
32	CHO SUN	Choisy tenota 'Sundance'	20-30cm	2L	Bushy: 3 brks: C	4/m ²
5	CHO SUN	Choisy tenota 'Sundance'	20-30cm	2L	Bushy: 3 brks: C	Counted
77	COR SAN	Cornus sanguinea	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1Cr
13	COR FIR	Cornus sanguinea 'Midwinter Fire'	40-60cm	3L	Branched: 3 brks: C	Counted
18	COR FLA	Cornus stolonifera 'Florianer'	40-60cm	2L	Branched: 3 brks: C	Counted
77	COR AVE	Corylus avellana	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	1Cr
77	ESC BLO	Escallonia 'Apple Blossom'	40-60cm	3L	Bushy: 4 brks: C	4/m ²
37	EUC EUR	Eucyrtus europaeus	40-60cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1Cr
173	EUC GOL	Eucyrtus fortunei 'Emerald 'n' Gold'	20-25cm	2L	Bushy: 5 brks: C	4/m ²
21	EUC QUE	Eucyrtus fortunei 'Silver Queen'	20-25cm	2L	Bushy: 3 brks: C	5/m ²
9	FUC POP	Fuchsia 'Mrs Poppie'	30-40cm	5L	Bushy: 5 brks: C	Counted
100	HEB SUT	Hebe pinguifolia 'Sutherlandii'	2L	Bushy: 3 brks: C	4/m ²	
742	HED HEL	Hedera helix	40-60cm	1.5L	Several Shoots: 3 brks: C	6/m ²
158	HED RIP	Hedera helix 'Green Ripple'	40-60cm	2L	Several Shoots: 3 brks: C	6/m ²
43	HYP HID	Hypericum 'Hidocot'	30-40cm	3L	Bushy: 5 brks: C	4/m ²
98	HYP CAL	Hypericum calycinum	20-30cm	2L	Bushy: 6 brks: C	4/m ²
21	ILE AQU	Ilex aquifolium	40-60cm	2L	Leader with Laterals: C	1Cr
118	LAV HID	Lavandula angustifolia 'Hidocot'	15-20cm	2L	Bushy: 5 brks: C	5/m ²
76	LIG VUL	Ligularia vulgaris	40-60cm		0/1: Cutting: Branched: 2 brks: B	1Cr
54	LON PIL	Lonicera pileata		2L	Bushy: 3 brks: C	4/m ²
105	PAC TER	Pachystima terminalis		2L	Several Shoots: 7 brks: C	4/m ²
5	PHI ETO	Philadelphus 'Belle Etoile'	40-60cm	10L	Branched: 7 brks: C	Counted
50	PHO ROU	Photinia 'Fraseri' 'Cora Rouge'	1100-1100cm	76L	Road/hedge instant hedging: 40cm wide x 100cm long: pre-formed with Continuous roof-top: dense: straight-sided: Feathered to Base: Neatly Clipped: C	Counted
10	PI THU	Pittosporum tenuifolium 'Tom Thumb'	20-25cm	3L	Bushy: 5 brks: C	Counted
65	PRU SPI	Prunus spinosa	40-60cm		1+1: Transplant - seed raised: Branched: 2 brks: B	1Cr
76	RIB SAN	Ribes sanguineum	60-80cm		0/1: Cutting: Branched: 3 brks: B	1Cr
4	RB EDW	Ribes sanguineum 'King Edward VII'	60-80cm	3L	Branched: 3 brks: C	Counted
65	ROS ARV	Rosa arvensis	60-80cm		1+1: Transplant - seed raised: Branched: 2 brks: B	1Cr
77	ROS CAN	Rosa canina	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1Cr
381	RUB TRI	Rubus tricolor		2L	Branched: 4 brks: C	6/m ²
40	SAM NIG	Sambucus nigra	60-80cm		1+1: Transplant - seed raised: Branched: 3 brks: B	1Cr
8	SAN CHA	Santolina chamaecyparissus	20-30cm	2L	Bushy: 5 brks: C	4/m ²
32	SKI GRE	Silene acaulis 'New Green'	20-30cm	2L	Bushy: 3 brks: C	4/m ²
99	VIB DAV	Viburnum davidii	20-30cm	2L	Bushy: 2 brks: C	4/m ²
98	VIB OPU	Viburnum opulus	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	1Cr
252	VIN ATR	Vinca minor 'Atropurpurea'		2L	Several Shoots: 3 brks: C	6/m ²

Herbaceous

Number	Abbreviation	Species	Pot Size	Specification	Density
154	ALC MOL	Alchemilla mollis	0.5L	Full Pot: C	5/m ²
47	ANE CHA	Anemone hepatica 'September Charm'	0.5L	Full Pot: C	5/m ²
65	BER PUR	Bergenia cordifolia 'Purple Heart'	0.5L	Full Pot: C	5/m ²
136	DIG PUR	Digitalis purpurea	0.5L	Full Pot: C	6/m ²
30	ERY MAU	Erythronium 'Bowles' Mauve'	0.5L	Full Pot: C	5/m ²
178	EUP ROB	Euphorbia amygdaloides 'robbae'	0.5L	Full Pot: C	5/m ²
7	EUP MAR	Euphorbia 'Maritima'	0.5L	Full Pot: C	5/m ²
67	HEL ORI	Hebe orientalis	0.5L	Full Pot: C	5/m ²
77	HEU PUR	Heuchera micrantha 'Palace Purple'	0.5L	Full Pot: C	5/m ²
112	IRI FOC	Iris foetidissima	0.5L	Full Pot: C	5/m ²
121	LR MUS	Liriodendron	0.5L	Full Pot: C	5/m ²
81	PER SUP	Pennisetum affinis 'Superba'	0.5L	Full Pot: C	6/m ²
16	SAL CAR	Salvia nemorosa 'Caradonna'	0.5L	Full Pot: C	5/m ²
58	VER BON	Verbena bonariensis	0.5L	Full Pot: C	5/m ²

Ferns

Number	Abbreviation	Species	Pot Size	Specification	Density
238	DRY AFF	Dryopteris affinis	0.5L	Full Pot: C	5/m ²
27	POL VUL	Polypodium vulgare	1.5-2L	Full Pot: C	5/m ²

Crosses

Number	Abbreviation	Species	Pot Size	Specification	Density
107	CAR DAN	Carex morrowii 'Ice Dance'	0.5L	Full Pot: C	6/m ²
19	CAR EVE	Carex oshimensis 'Evergold'	0.5L	Full Pot: C	5/m ²
33	HEL SEM	Helictotrichon sempervirens	0.5L	Full Pot: C	6/m ²

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REVISIONS

Rev.	Description	Drawn by	Date
A	Landscape scheme updated to suit new site layout	EEB	10/05/23
B	Landscape scheme updated to suit new site layout reflecting planning officer's comments	EEB	10/07/23
C	Planting revised to north west side of Block C to reflect planning officer's comments	EEB	08/09/23