

School Road, Salford Priors

Open Space Management Scheme

Revision B

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1 OPEN SPACE MANAGEMENT SCHEME

Introduction

- 1.1 This Open Space Management Scheme has been prepared by Golby + Luck Landscape Architects in support of the planning application by Cala Homes for the proposed residential scheme at School Road, Salford Priors. This document provides a comprehensive schedule of maintenance for annual operations and a 20-year management plan for the proposed public open spaces.
- 1.2 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed by the appointed Management Company. This plan will run in perpetuity and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.
- 1.3 The overall objectives for this management plan are:
 - To secure the long-term health and retention of the existing trees and hedgerows to the site;
 - To secure the implementation and establishment of the proposed landscaping scheme for public use and enjoyment, and to secure wildlife and ecological benefits;
 - To establish a functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
 - To ensure best horticultural and health and safety practices at all times;
 - To maintain high standards of landscape development through considered management procedures;
 - To ensure that methods employed respect and encourage wildlife at all times; and
 - Defects in the landscape are identified early and addressed promptly.

Insurances and Certification

- 1.4 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility



of the Management Company to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.

Landscape Operations

1.5 The following sets out the landscape components that are considered in detail in this management plan:

- Litter and debris removal;
- Management of existing trees and hedgerows;
- Amenity grass cutting;
- Native tree and shrub maintenance
- Amenity tree and shrub maintenance;
- Hedgerow maintenance;
- Attenuation pond maintenance;
- Play area maintenance; and
- Hard landscape and site furniture maintenance.

Environmental Considerations

1.6 All chemical weed control must be carried out by suitable trained staff in accordance with the manufacturers recommendations and the legislation set out below:

- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)

1.7 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985), and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.

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

1.9 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in



consultation with the Management Company and should not be used as a measure to dump arisings on the site.

- 1.10 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.
- 1.11 Watering operations will be carried out as specified in this management plan. A water source will be identified by the Management Company. If no water source is available then watering will be carried out using a bowser.

Landscape Management Preambles

- 1.12 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.13 At all times care will 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 Contractors expense.
- 1.14 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. 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 Contractors neglect will be replaced at their cost.

Litter Removal

- 1.15 The Contractor will 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.
- 1.16 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.17 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such



items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.

- 1.18 The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.
- 1.19 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.
- 1.20 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Management of Existing Trees and Hedgerows

- 1.21 Following the completion of the construction phase and commencement of the landscape management phase all levels and surface finishes will be checked around all retained trees and boundary hedgerows. Where levels and/or surfaces are considered unsatisfactory these will be rectified to a satisfactory condition.
- 1.22 At each visit all trees and hedgerows will be inspected and cleared of litter and debris in accordance with the details set out above.
- 1.23 All works to trees and hedgerows will be carried out to avoid the Birds Nesting Season (March to August inclusive). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential bat habitat.
- 1.24 Retained trees will be inspected at each visit and any deadwood considered dangerous will be removed in accordance with the recommendations set out in BS 3998: 2010 'Tree work recommendations'.
- 1.25 Any deadwood in trees will be either retained on site in the form of eco stacks/vegetation piles or removed from site to a registered tip.
- 1.26 Retained native hedgerows will be trimmed, and the sided-up to create a neat habit. Trimmings should be removed from the site. Mature trees should not be trimmed or felled except where necessary for safety reasons.



- 1.27 Suitable safety precautions should be taken during cutting to protect workers carrying out the task and members of the public from any hazards that could potentially be caused by this work.
- 1.28 Hedgerows will be managed to prevent uneven growth and to maintain a dense hedgerow structure that provides a linear habitat feature. There should be no damage to mature and semi-mature trees in the hedgerow.
- 1.29 Where necessary the hedgerow will be gapped up using appropriate native species to be planted as transplanted and/or container stock with proprietary spiral guards and cane supports and/or shrub shelters and stakes, as necessary.
- 1.30 All arisings are to be removed from site to the Contractors specified tip.

Amenity Grassland

- 1.31 Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.
- 1.32 All operations will be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers. Mowing operation will only be carried out during appropriate weather conditions avoiding sustained periods of rain, or heavy frost, snow, and waterlogging.
- 1.33 Operations will be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed in order to maintain the sward within acceptable growth limits.
- 1.34 During each maintenance visit the Contractor will cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers will not be used around the base of trees. Strimming will be restricted leaving an un-cut sward at the base of each trees of a radius of not less than 500mm from the outside edge of the trunk. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks in high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is suppressed. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where it occurs.



- 1.35 All cuttings are to be evenly dispersed over the ground.
- 1.36 Following cutting, all grass clippings and other debris shall be swept from adjacent areas of hard standing and removed from site to an authorised tip or dispersed over the plot.

Native Tree and Shrub Planting

- 1.37 Native tree and shrub planting will be attended to three times during the growing season (April-September) and once during the dormant season (October-March inclusive). At each visit the following operations are to be carried out.
- 1.38 Before work commences, all areas shall be inspected, and all debris removed in accordance with the section detailed above.
- 1.39 All plants shall be checked and firmed up in the ground as necessary.
- 1.40 Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above a live, outward facing bud or shoot.
- 1.41 Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide such as "Round-up" glyphosate herbicide, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.
- 1.42 Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide such as "Kerb" (pbi), in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998).
- 1.43 Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced, and lopsided shelters straightened.
- 1.44 Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the winter visit.

Specimen Tree Planting

- 1.45 All tree works will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically all trees will be



inspected at each visit in accordance with the young tree quality assessment set out under Figure D.4 (page 53) of BS8545. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS8545. Trees identified as being defective, declining, or damaged by the adopting authority will be replaced at the Contractor's expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.

- 1.46 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- 1.47 Mulched areas around trees will be maintained to an acceptable standard (see details on mulching standard set out below in reference to amenity shrub planting).
- 1.48 At the start and end of each growing season all stakes, ties and guying systems will be inspected. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as necessary. Where the support of a stake is no longer required the stake will be removed from site.
- 1.49 Any trees which have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.
- 1.50 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.

Amenity Shrub Planting

- 1.51 During years 1-5 or until canopy closure, planting will be maintained during annual visits.
- 1.52 Prior to maintenance, all areas shall be cleared of litter and debris in accordance with details set out above.
- 1.53 All plants will be checked and where necessary firmed into the ground.
- 1.54 Any damaged shoots or branches will be pruned using secateurs.
- 1.55 The Contractor will ensure that all shrub beds are maintained 90% free of weed growth. This shall 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.

- 1.56 The Contractor will remove any dead, dying or diseased plants, during each maintenance visit. The appointing company 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 their expense during the next planting season.
- 1.57 Where the appointing company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the appointing company and paid for at an agreed rate.
- 1.58 All replacement planting will be carried out using similar species to those removed unless alternative species are agreed with the appointing company.
- 1.59 In any mulched beds where the depth of cover is below 50mm additional mulch will be added to maintain a minimum of 50mm of cover.
- 1.60 The Contractor will clean all hard standing, gullies, drains, and grassed areas of soil spillage, bark mulch, and leaves. All arisings will be removed from Site to an approved tip.

Hedgerow Planting

N.B. This includes maintenance of the hedgerow that runs adjacent to plot boundaries throughout the entire south and west of the development and forms part of the site's open space.

- 1.61 Prior to maintenance, the hedge line shall be cleared of litter and debris in accordance with the litter removal section as detailed above.
- 1.62 Pruning - Pruning will be carried out using mechanical cutters according to the type of hedge. Correct equipment and attachments must be used.
- 1.63 All cuts will be clean, and any ragged edges will be removed using a sharp knife except where it has agreed that a side arm flail or reciprocating knife blade mechanical cutter may be used to carry out the work. It is proposed that a side arm flail will be used to cut the native hedgerow flanking the boundary to domestic gardens where practical, with



the north side of the hedge within the 2m maintenance corridor being cut by compact tractor with side arm flail or by pedestrian operative.

- 1.64 Unless otherwise stated, current growth will be removed back to a regular line and shape with the width at the top edge less than at the base and the general shape as that which existed at the completion of the last approved pruning.
- 1.65 Frequency of hedge cutting will depend on the species mix and the locality of the hedge. In general, field hedges will be cut once per year although more ornamental species may require a second cut. Hedge growth will be monitored throughout the year and pruned if excess growth presents an obstruction. The native hedgerow throughout the boundary to domestic gardens will be cut annually.
- 1.66 The base of hedges shall be inspected and if necessary kept free of weeds throughout the growing season by the use of translocated herbicides such as 'Round-up' glyphosate herbicide, in accordance with manufacturer's instructions, in line with the manufacturer's instructions and in compliance with the Pesticides Acts (1998). If appropriate mechanical methods to be used. Dead weed material shall be removed during the following visit to site. In locations where the development of a base layer is desirable herbicide application should not be carried out. Such locations are to be agreed with by the appointing company.

Attenuation Ponds

- 1.67 The grass areas within the facility have been specified to cater for seasonal flooding and damp conditions and will only require limited management. In addition, areas of native shrub planting, with tree planting have been specified to the boundaries of the facility to provide increase habitat and foraging opportunities.
- 1.68 The attenuation pond will be managed in accordance with CIRIA SUDs Manual C753. At each maintenance visit the Contractor will inspect the SUDS facility and remove any branches and leaf debris and/or any other object that are likely to restrict water flow/capacity. All areas will be inspected and cleared of litter and other debris in accordance with the details set out above.
- 1.69 The Contractor will inspect all outfall features and check grilles (if present) and remove any obstructions.



- 1.70 Excess silt is to be removed from the base of facilitates to maintain volume capacity and safeguard functionality of the balancing ponds themselves as necessary. A suggested 5-10 year clean-out cycle is to be adopted initially but this is to be monitored and reviewed by the contractor.

Hard Surfaces and Street Furniture

- 1.71 The Contractor will check at each visit that all the hard surfaces and street furniture is safe and fit for purpose.
- 1.72 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.
- 1.73 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.
- 1.74 All furniture will be maintained to a standard so that it is clean, safe and fit for purpose at all times. Any damage will be made good during the maintenance visit. Otherwise the item will be made safe and/or cordoned off and made good as soon a practically possible. All repairs to street furniture will be carried out using parts sourced from the supplying manufacturer and carried out in accordance with their guidelines.



2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES

2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Company, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Company any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Company and the Local Authority are meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Company, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Company, and the Local Authority.

2.2 The following tables set out the Year 1 maintenance schedule.



Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.
Existing Trees and Hedgerows												
Inspect all existing trees.
Action required works to existing trees. Where possible works should be programmed for dormant period (October to March). Carry out works in accordance with BS 3998: 2010.
Cut hedgerow annually to a height of 2-3m (October).										.		
Inspect hedgerow at each visit to ensure consistent structure, carryout infill planting measures as necessary.
Remove cuttings from site.										.		
Amenity grassland												
Cut grass and remove arisings from site.						
Control/remove weeds.						
Repair worn areas.						
Remove cuttings from site.										.		
Native tree & shrub planting												



Hand weed (Or if necessary, spray ground with herbicide). No strimmers to transplant 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 shrubs species (except Holly)	Approximately 4-5 years after planting. Carryout works between October to March											
Specimen tree & shrub planting												
Spray grass and weeds (no strimmers to bases)				.		.			.			
Water and fertilise as necessary as specified				.	.	.	.	.	.	.
Adjust/ replace stakes/ties/guards as necessary	.	.	.	.	.	.	.	.	.	.	.	.
Check stability/remove stakes/guys when ready	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees	.	.	.								.	.
Deal with individual problems as they arise	.	.	.	.	.	.	.	.	.	.	.	.
Prune to BS. 3998 2010 as appropriate for species			.							.		
Hedgerows												
Cut ornamental hedgerows.							.		.			



Cut native hedgerow at domestic garden boundaries.											.		
SUD's Facility													
Inspect SUDS facility and remove all litter and debris. Ensure that channel and outfalls are free of obstructions.	.	.	.	.	.	.	.	.	.	.	.	.	.
Programme specific operation to remove leaf litter during autumn months.	.	.									.	.	.
Mow grassland within SUDS facility.			.	.				.	.
Hard landscape & site furniture													
Inspect, clean, repair or replace.	.	.	.	.	.	.	.	.	.	.	.	.	.
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.

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