

LANDSCAPE MANAGEMENT PLAN

For:

BKUK GROUP Ltd

At:

**Burger King,
Barnsley**

For:

New and existing soft landscape

2763-URB-BA-00-SP-L-2A6651

Revision: P00

PLANNING

JULY 2024

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1. INTRODUCTION

This document sets out the management and maintenance objectives for the establishment of the planting associated with the proposed development. It provides information and advice regarding the maintenance and long term management of the landscape works associated with the proposed development. The Management Plan should be monitored and reviewed during implementation to clarify management objectives and ensure maintenance actions are adapted as necessary to deliver those objectives.

This report should be read in conjunction with the following drawings and reports:

- Detailed Planting Plans: 2763-URB-BA-00-DR-L-208150

1.1. Background

The application site is located off Wombwell Lane within the carpark for Tesco Extra.

The key characteristics of the site are:

- Size: 0.23Ha (0.566acres) approximately
- Existing site: The site is currently part of the carpark for Tesco Extra. The site is completely tarmac and there is no existing vegetation.
- Topography: The development site itself is flat and is set slightly below Wombwell Lane and the bus lanes to the east.
- Access: Access will be via the existing carpark.
- Context: To the south, east and west of the site is large retail development and associated car parking. To the immediate north is Wombwell Lane (the A633) and to the north of this is the Stairfoot Station Heritage Park.
- Surrounding features: A bus stop is situated immediately to the east of the site. A footpath providing access between Wombwell Lane and Tesco Express forms the western boundary.

1.1.1. Relevant designations

- Conservation Area: The site is not in a Conservation Area.
- Tree Preservation Orders: There are no TPO'd trees within or adjacent to the site.
- Ancient or veteran trees: There are no ancient or veteran trees within or adjacent to the site.

- Statutory or non-statutory wildlife designations There are no wildlife designations is close proximity to the site.
- Greenbelt The site is not within the greenbelt.

1.2. The proposed development

The proposed development will consist of a new Burger King restaurant with associated carparking, access roads and planting.

1.2.1. The proposed landscape strategy

The development has been designed to retain existing trees to the southern boundary and to create new areas of planting within which to introduce new tree and other planting. The new planting will create a sense of separation whilst still allowing for views towards the development.

Landscape design objectives:

- To provide a strong landscape infrastructure that reflects local landscape character and contributes to local biodiversity;
- To conserve and protect all existing important landscape and ecological features, in particular the mature trees and hedgerows that border the site;
- To contribute to the requirements for Biodiversity Net Gain through the conservation and management of existing features and the creation of new habitats.

1.2.2. Ecological enhancements

The landscape scheme has been designed to be attractive to wildlife as well as for the future users of the site.

Ecological considerations of the landscape scheme include:

- The introduction of new trees, hedges, planting, amenity grass and wildflower meadow areas;
- The use of predominantly native tree and hedge species

1.3. Purpose of the Landscape Management Plan (LMP)

The landscape Management Plan is set out to:

- Outline the long-term design objectives.
- Identify management responsibilities.
- Provide a maintenance schedule and specification.

1.3.1. Management responsibilities

The new and existing planting within the site boundary will be maintained by the contractor for 12 months following Practical Completion. Following satisfactory remediation of any defects which arise during the defects period these areas will be handed over to an agent of the client whose responsibility will be to maintain the landscape.

1.3.2. Managing for wildlife

In addition to the ecological enhancements outlined above the landscape will be maintained in such a way to maintain and enhance the site's attractiveness for wildlife. Measures will include:

- Allowing seed heads of flowering species to persist and act as food sources for birds.
- Mowing wildflower meadows at intervals chosen to allow flowering and the retention of seed heads.
- Retaining suitable arisings from tree works in order to create log piles within the buffer areas.

2. MANAGEMENT AIMS AND OBJECTIVES

The key objective is to maintain new and existing planting within the site so that it establishes and thrives to become a healthy, mature and attractive landscape. This will be achieved through the implementation of this Management Plan. This plan will need to be reviewed annually post implementation and adjusted as necessary to ensure that the management and maintenance is effective and is able to adapt to the needs of a maturing landscape. Each activity should be monitored and adapted as necessary to ensure that the objectives are realised.

2.1. Description and evaluation of landscape and ecological features to be managed

The landscape features which are to be managed include the following:

- New trees
- New Ornamental Planting
- New Hedges
- Wildflower areas

2.2. Long term objectives

- To maintain the landscape within the development so that it establishes in such a way so as to achieve the original design concepts.
- To achieve a high quality landscape resulting in early and successful establishment of planting and minimise the need for remedial and replacement works.
- To maintain all newly planted trees in a healthy and safe condition by regular inspection and management by landscape specialists in order to facilitate healthy establishment.
- To maintain existing hedges and trees to boundary areas as well managed hedgerows and scrub providing an effective buffer and habitat to the site perimeter.
- To maintain existing trees in a safe and healthy state.
- To maintain amenity grass areas as short, weed free, usable grassland.
- To maintain wildflower areas as attractive, wildlife friendly meadows free of undesirable weed species
- To maintain the attractiveness of the site to wildlife.

2.3. Ecological considerations

Any agent conducting landscape maintenance should be aware of the species likely to be present and the legal constraints that this may introduce. In particular the Wildlife and Countryside Act provides legally binding protection for wildlife and should be complied with at all times.

The trees and hedgerows on and around the site present good quality foraging and nesting habitat for bird species. All vegetation clearance should take place outside of the bird breeding season (March to August inclusive). If this is not possible, a breeding bird nest survey should be undertaken up to 48 hours prior to clearance, and a watching brief undertaken during site clearance in case any nests are missed during the initial check. If

breeding birds are present then the work to these areas will be delayed until after the young have fledged.

2.4. Wildlife and biodiversity

- The landscape scheme has been designed to be attractive to wildlife as well as to humans.
- All maintenance operations must be scheduled and carried out in such a way so as to minimise disturbance to wildlife and to maintain and enhance the attractiveness of the landscape scheme to wildlife.
- The pruning and other maintenance of hedges, shrubs and trees must be carried out outside of the bird nesting season. If any nesting birds are discovered during maintenance works then the work must stop and not resume until any chicks have fledged.
- Any branches or other brash removed from works to native hedges and trees may be piled neatly and discretely within suitable boundary or to form log piles taking care not to create any obstruction to footpaths.

2.5. Health & Safety

All works shall at all times be compliant with the relevant safety laws, British Standards, Statutory Regulations and Codes of Practice. Particular attention shall be paid to the current legislation as follows:

- The Health and Safety at Work Act
- The Food and Environment Protection Act
- The Control of Pesticides Regulations
- The Control of Substances Hazardous to Health Regulations
- The Code of Practice for the Use of Approved Pesticides in Amenity and Industrial Areas

The work included in the Management Plan should be undertaken using appropriate and well-maintained equipment operated by suitable trained and supervised staff who are qualified to undertake the operations.

Machines and tools should be suitable for the site conditions and the work to be carried out. Machinery should be well maintained and fitted with suitable safety measures. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

Work should be planned and carried out in a manner and at times to minimise unnecessary disturbance to users of the site and passers-by as well as taking into account the correct timing of seasonal works, such as pruning and hedge cutting, to comply with good horticultural practice and any restrictions imposed by ecological constraints. Members of the public should be protected at all times through good practice and compliance with Health and Safety Law.

Maintenance operatives should familiarise themselves with the presence and location of services both above and below ground in order to ensure that they avoid any contact with the services and the potential damage and injury that could result.

3. GENERAL MANAGEMENT OF LANDSCAPE AREAS

3.1. Maintenance visits

New planting and retained landscape areas will receive a minimum of eighteen maintenance visits per year as per the maintenance schedules in Section 5. Additional visits may be required in order to fulfil the watering requirements set out in this plan.

3.2. Maintenance operations

At each maintenance visit:

- Remove all weeds from planting beds by hoeing, screefing and hand removal. Do not use herbicide. .
- Water all new planting including trees and grass as necessary to ensure healthy establishment.
- Remove litter and debris taking care not to damage plants when removing litter and not using a vacuum system for removal.
- Trim older flowering stems.
- Trim hedges into a neat and uniform shape.
- Remove redundant plant supports, litter, debris and arisings.
- Remove dead or diseased plants and replace if required.
- Ensure mulch is evenly spread and maintained at the required depth.
- Check newly planted trees including supports. Firm in as necessary. Ensure weed free ring is maintained.
- Check existing trees for any dead, dying or dangerous branches and remove as necessary.
- Remove undesirable species from wildflower areas. Mow twice per year.
- The works should be left in a clean, tidy condition at completion and after any maintenance operations.
- All plants have been selected for their low maintenance; most plants will require minimal annual care, however, ornamental grasses ought to be cut back in spring only before new growth appears.

3.3. Watering

Watering shall be undertaken as necessary to ensure that new trees and plants remain healthy, establish and grow. Frequency of irrigation is more important than the volume of water applied at any given time. Irrigation frequency / volume will be determined by prevailing site / climatic conditions, and the time of planting. See BS 8545:2014

During establishment ensure that sufficient water is applied to all planting beds and tree pits to maintain healthy growth. Carry out watering of plants using a fine rose or sprinkler in a manner to thoroughly soak the root ball creating minimal run-off until full depth of soil is saturated to field capacity. Do not water if ground is wet / saturated on the irrigation day.

For tree planting, allow for visits twice per week from April to September inclusive to apply 45 litres to newly planted stock. Watering may not be necessary during periods of heavy rainfall and should be informed by soil moisture as below.

Beyond the initial establishment period and throughout the defects liability period, monitoring should continue and irrigation be provided immediately when soil moisture falls below 20% on a dry weight basis. Soil moisture probes / tensiometers should be employed to assist in this assessment.

The need for watering in years following planting will be determined by the landscape contractor and/or site manager based upon site and prevailing weather conditions as assessed through routine maintenance visits and annual planting inspections.

3.4. Maintaining wildflower grass areas

- All litter shall be collected from all grass areas and removed from site.
- Grass shall be mown twice per year to a height of 20-25mm using an appropriate mower. Cuttings to be collected.
- All arisings shall be collected and removed from site at the end of each work period.
- Re-seed bare patches in spring and autumn using wildflower seed.

3.5. Pruning

All plant material shall be pruned at the correct pruning time for the species and in accordance with the Maintenance specification. This section represents general guidelines for pruning. Operatives should be aware that pruning methods differ with species, cultivar, maturity and the exact position of the shrub and maintenance should be adapted accordingly.

Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice.

The purpose of pruning is to encourage growth and build a strong framework, keeping shrubs healthy and vigorous. Pruning will create a good, balanced shape; ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger.

All pruning shall be carried out to the highest horticultural standards.

- Cuts shall be made to an outward pointing bud.
- Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner.
- Any growth overhanging footpaths, roads, drives etc shall be cut back.
- All dead, damaged, infested, reverted or diseased branches and stems shall be removed using correct horticultural practices.
- All dead flower heads shall be removed to maintain display and keep a well-cared for appearance.
- All footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy.
- Vegetative arisings shall be removed from site for composting.

- All litter and other non vegetative arisings shall be removed from site.
- Never cut everything off at one level.
- Never prune up the stems of plants to access litter.
- Do not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary.

3.6. Pest and Disease Control

All plant material shall be inspected for the presence of any pests or disease occurring on the site and appropriate action shall be taken to remedy the disease and eradicate pests. All materials used in connection with these works shall be of an approved type and be applied and used in accordance with the conditions for the use of herbicides.

3.7. Waste management

Procedures will be put in place to ensure the site is kept clean and litter free and should include provision for a response to acts of vandalism and graffiti. Unless specified otherwise, remove all litter and non-biodegradable arisings from site, specifically:

- All litter shall be removed from all shrub and grass areas.
- All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal.
- All fallen flowers, leaves and other debris should be removed using correct horticultural practices.
- All cultivated areas shall be cleared of litter and other debris on each maintenance visit.

3.8. Management of Injurious Weeds

The site should be managed to make sure none of the five injurious weeds expand on-site and ensure they do not spread under the Weeds Act, (1959). These weeds are:

- Common ragwort (*Senecio jacobaea*)
- Spear thistle or Scotch thistle or Bell thistle (*Cirsium vulgare*)
- Creeping thistle (*Cirsium arvense*)
- Broad-leaved dock (*Rumex obtusifolius*) and
- Curled dock (*Rumex crispus*)

If any of the above becomes a problem on site, it will be controlled by spot treatment.

Particular attention is required during the initial 3 years following the construction where there will be spot checks and immediate remedial action taken as required. Appropriate PPE should be worn when applying the herbicides. Members of the public are to be protected.

3.9. Non-native and Invasive Species

The site should be kept clear from non-native and invasive species. There are many, mainly non-native, plants not covered by the Weeds Act 1959 which are still considered to be invasive. These include:

- Japanese knotweed
- Giant hogweed
- Himalayan balsam
- Rhododendron
- New Zealand Pigmyweed

It is not an offence to have these plants growing on your land or in your garden, and there is no legal requirement to control them. However, it is an offence to cause those listed in Schedule 9 of the Wildlife and Countryside Act 1981 to grow in the wild.

If any of the above are discovered on site they will need to be managed and eradicated. The site owner should be notified and a specialist consulted regarding the most effective means of eradication.

The control of non-native and invasive species within the site shall be provided to ensure that they cannot be spread throughout the site or to adjacent land.

The works should be undertaken to prevent the introduction and spread of non-native and invasive species and to eradicate them from the site as they occur.

For a list of what is classed as an invasive species refer to Schedule 9 of the Wildlife and Countryside Act 1981.

The removal of these species from the site would contribute to the national aims and objectives of preventing, reducing and eliminating the impacts from these species in the UK.

3.10. Leaf Clearance

- Carry out leaf clearance by hand raking or sweeping or using machinery appropriate to this work.
- Ensure that all shrub beds, paths, channels, drains are kept clear of leaves.
- Remove all collected leaves to the designated location for disposal, at the end of each work period.
- Ensure that all leaves are not lying on the ground for any more than two weeks.

3.11. Associated Works

- The Site may require additional areas to be swept, outside the normal routine sweeping.
- Snow should be removed from all footpaths. At times of inclement weather apply approved rock salt, evenly spread at 20 grams per square meter. Take care to avoid spreading rock salt near and around trees, shrubs and other plant material. Take care to store any swept snow away from planting beds to avoid crushing the planting.
- All elements, such as street furniture elements to be regularly maintained throughout the year to meet function and health and safety requirement

4. MAINTENANCE SPECIFICATION

4.1. Soft Landscape

This section sets out the Management actions for proposed vegetation and landscape types found within the site.

4.1.1. New trees

Period – Years 1-5

- All new trees planting will be inspected annually as part of ongoing site maintenance to identify any dead, diseased or dying plants.
- Apply 45L water per tree twice weekly from 01 April to 30 September in the first year following planting. .
- In dry periods (less than 30mm rainfall at the end of a four-week period) the need for further watering should be assessed and acted upon if deemed necessary.
- Apply slow-release fertiliser in spring, which shall be organic and applied in accordance with the supplier's instructions.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm;
- At all times prevent rubbing of ties and adjust to accommodate growth and prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Damage to bark to be cut back neatly with a sharp knife to prevent further damage.
- Check aeration pipes regularly and clear debris as necessary.
- Prune dead, dying, crossing, rubbing and damaged branches and encourage new leader if necessary. Works should be undertaken outside the breeding bird season (March-August) or following a check for nests by a suitably qualified ecologist as birds and their nests are protected by law.
- Inspect regularly for stem wounds, pests and diseases and treat early.
- Remove epicormal growth.
- Trees shall have mulch circles of 1200mm diameters maintained weed free at all times. Weeding shall be undertaken by hand or weed wiper ensuring that the plants specified under this contract are not affected.
- Mulch to be maintained to a depth of 75mm thickness at all times and inspected three times a year in the active growing season. If mulch is found to be less than an even depth of 75mm, it shall then be topped up. Ensure that mulch does not cover up aeration pipes. Leave a 100mm (4in) collar free of mulch around any woody stems to avoid risk of rotting.
- Fallen leaves are not to accumulate and shall be collected and used sustainably on site or removed off site if this is not possible;

Long Term Management

- Prune as Years 1-5 as above.

- Inspect as above and consult arboriculturalist on issues about damage, disease, proximity to walls, fences, lighting columns and other service facilities. Carry out tree surgery work as deemed necessary.

4.1.2. Ornamental shrub and perennial planting

Period – Year 1

- Water as necessary to ensure rapid and healthy establishment and to avoid losses.
- Maintain planting beds weed free.
- Remove all litter and extraneous material and remove from site.
- Maintain mulch to an even depth and at the original thickness. Top up mulch at the end of year one to the original depth.
- Provide a continuous release feed in spring.
- Remove any dead plants and replace in the next planting season.
- Prune shrubs as necessary and as appropriate to species to encourage growth and maintain in a neat, balanced shape. Remove any branches growing over paths, hard standings etc.
- Deciduous grasses – allow flower heads to persist through the winter. Cut back to the base in early spring before new growth starts. After cutting back mulch around the base with organic matter and add a general fertiliser to boost growth.
- Evergreen grasses – allow to persist through the winter. In spring pull out all the dead leaves, old flower stems and accumulated debris by hand. Cut off any dead leaves or stems that are still firmly attached, taking care not to remove any living, green foliage.
- Herbaceous perennials – allow to spread and fill allocated area. Cut down to the base in spring before new growth starts. Deadhead faded flowers to keep plants tidy and encourage further flushes of flowers later in the year. Allow seed and flower heads to persist through the winter.

Period – year 2 onwards

- As above.

4.1.3. Mixed native hedgerow planting

Period – Year 1

- Water as necessary to ensure rapid and healthy establishment and to avoid losses.
- Maintain planting beds weed free.
- Remove all litter and extraneous material and remove from site.
- Maintain mulch to an even depth and at the original depth.
- Remove any dead plants and replace in the next planting season.
- Trim twice per year in spring and autumn to encourage growth and maintain in a neat shape. Trim top and sides to create a neat hedge.
- Ornamental hedges to be maintained at a maximum height of 1.5m
- Mixed native hedgerow planting to be maintained at a maximum height of 2.4m.

Period – year 2 onwards

- As above

4.1.4. Wildflower grass areas

Period – Year 1

- Water as necessary to ensure rapid and healthy establishment and to avoid losses.
- Keep people off the area.
- Mow once, either in spring or autumn depending on when installed.
- Remove undesirable species.
- Remove leaves, litter and debris. Remove from site.
- Ensure that mowers and strimmers do not come into contact with tree trunks.
- Arisings shall be removed from paved surfaces upon completion of each cut.

Period – year 2 onwards

- Cut twice per year – spring and autumn.
- Remove arisings from site.
- Remove any weeds.
- Remove litter and debris.
- Arisings shall be removed from paved surfaces upon completion of each cut.

5. Maintenance Schedules

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LANDSCAPE MANAGEMENT SCHEDULES															
	Task Description (Inputs)	Frequency spread													
		J	F	M	A	M	J	J	A	S	O	N	D	Total	
Year 1-2															
2.	New Ornamental Planting														
	Clean beds	0	0	1	0	0	0	0	0	0	0	0	0	1	
	Hand weed beds	1	1	1	1	2	2	2	2	2	1	1	1	17	
	Cut back deciduous grasses and														
	Water	As necessary													
3.	New Hedges														
	Water	As necessary													
	Trim	0	0	1	0	0	0	0	0	0	1	0	0	2	
4.	Wildflower areas														
	Water	As necessary													
	Cut	0	0	1	0	0	0	0	0	0	1	0	0	2	
	Remove undesirable species.	0	0	1	2	2	2	2	2	2	1	0	0	14	

LANDSCAPE MANAGEMENT SCHEDULES																
	Task Description (Inputs)	Frequency spread														
		J	F	M	A	M	J	J	A	S	O	N	D	Total		
Year 3 onwards																
5.	New Trees															
	Check and adjust ties	1	1	1	1	1	1	1	1	1	1	1	1	1	12	
	Water (refer to para 4.1.1)	As necessary														
	Apply slow-release fertiliser	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	Prune	As necessary														
	Remove epicormic growth to maintain a 2m clear stem	As necessary														
	Inspect for stem wounds, pests and diseases and treat as necessary.	1	1	1	1	1	1	1	1	1	1	1	1	1	12	

LANDSCAPE MANAGEMENT SCHEDULES															
	Task Description (Inputs)	Frequency spread													
		J	F	M	A	M	J	J	A	S	O	N	D	Total	
Year 3 onwards															
6.	New Ornamental Planting														
	Clean beds	0	0	1	0	0	0	0	0	0	0	0	0	1	
	Hand weed beds	1	1	1	1	1	1	1	1	1	1	1	1	12	
	Water	As necessary													*
	Dead head plants & remove dead fronds/spent canes	As necessary													*
	Remove previous year’s growth where appropriate for species.	0	1	0	0	0	0	0	0	0	0	0	0	1	
	Top up mulch to original levels	0	0	0	0	0	0	0	0	0	1	0	0	1	
	Prune	0	0	1	0	0	0	0	0	0	1	0	0	2	
7.	New Hedges														
	Water	As necessary													
	Trim	0	0	1	0	0	0	0	0	0	1	0	0	2	
	Remove undesirable species.	0	0	0	1	1	1	1	1	1	1	0	0	7	
8.	Wildflower areas														
	Water	As necessary													
	Cut	0	0	1	0	0	0	0	0	0	1	0	0	2	
	Remove undesirable species.	0	0	1	2	2	2	2	2	2	1	0	0	14	