



**ONE-  
ENVIRONMENTS**

# **LANDSCAPE MANAGEMENT PLAN**

## **THE SEAM, BARNSELEY**

**06.01.26**

**PROJECT NO: SEAM-ZZ-XX-RP-L-0001**

**REVISION: P03**

## **CONTENTS**

**1.0 Introduction**

**2.0 Management Responsibilities**

**3.0 Hardworks**

**4.0 Grass Areas**

**5.0 Ornamental Planting, Annuals and Hedges**

**6.0 Newly Planted Trees**

**7.0 Native Hedge and Scrub Planting**

**Appendix A**



## 1.0 INTRODUCTION

1.1 This landscape management plan and maintenance schedule shall be read in conjunction with the following landscape drawings.

- SEAM-ONE-ZZ-XX-DR-L-00002\_SoftLandscapeGA\_Sht1
- SEAM-ONE-ZZ-XX-DR-L-00003\_SoftLandscapeGA\_Sht2
- SEAM-ONE-Z2-XX-DR-L-00201\_DetailedPlantingPlan\_CarPark
- SEAM-ONE-Z1-XX-DR-L-00201\_DetailedPlantingPlan\_PublicRealm
- SEAM-ONE-Z1-XX-DR-L-00002\_HardworkGA\_PublicRealm
- SEAM-ONE-Z2-XX-DR-L-00001\_HardworksGA\_CarPark

1.2 The plan outlines the management principles and objectives and gives a detailed programme for the maintenance of the area following practical completion.

1.3 The plan covers all aspects of the hard and soft landscaping; paving and surfacing, fencing and railings, tree planting, ornamental planting; hedge planting, native species planting and grass (seeding / turf) species rich grassland (seeding / turf) and annuals.

1.4 **Inspection Regime. The following inspections will be undertaken during the 12 months of the Defects Liability Period following Handover Visit: Every 3 months with a final visit at the end of the defects period (total 4 visits)**

## OBJECTIVES

1.5 The objectives for the Management Plan are:

- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure best horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.
- To ensure the establishment and future health of the planting areas.
- To understand the expectations of the required management and to give a point of contact if required.

## **2.0 MANAGEMENT RESPONSIBILITIES**

### **GENERAL NOTES**

- 2.1 All materials and workmanship are to be of the highest possible standard in accordance with relevant good practice.
- 2.2 All work must be carried out by appropriately skilled and experienced operatives for the specific type of work, especially where Control of Substances Hazardous to Health (COSHH) is applicable.
- 2.3 Work is only to be carried out while soil and weather conditions are suitable based on professional judgement to ensure no damage is caused by the works.
- 2.4 Only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- 2.5 All grass cutting machinery to be well maintained and correctly adjusted to give a clean and even cut. The machinery shall be suitable for the size area to be cut.
- 2.6 Bankside operations (cultivation, seeding and maintenance) to be carried out using suitable, safe and built for purpose plant (method statement and risk assessments to be submitted for approval).
- 2.7 All woody cuttings, annuals at the time of changing and grass cuttings are to be removed from site.
- 2.8 Soil, stones and other debris to be removed from hard surfaces and the area left in a clean and tidy condition after maintenance operations are complete.
- 2.9 All litter is to be collected from all soft landscape areas and removed from site. Any build-up of debris to be regularly removed from surface water drainage channels.
- 2.10 No burning is allowed on site.
- 2.11 All planting and grass areas to be watered as necessary to ensure their establishment and continued well-being.
- 2.12 All planting areas are to be maintained as weed, pest and disease-free at all times. A pro-active approach to weed, pest and disease control is expected with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage are to be replaced as soon as possible.
- 2.13 Chemicals are only to be used where specified and approved.
- 2.14 All vegetation shall be pruned as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.
- 2.15 Adequate feeding of all grasses, plants and trees will take place with an approved slow-release fertiliser.

### **3.0 HARDWORKS**

#### **ALL PAVING, SURFACING AND KERBS**

Natural stone, Concrete paving, asphalt concrete surfacing and kerb units have been laid in various zones across the site. During service the stone, blocks, flags and surfacing are likely to experience a degree of surface staining and therefore will require regular maintenance and good cleaning practice to maintain the overall appearance of the paving.

Guidelines should be sought from the chosen paving manufacturer which shall outline the recommended practices. In general, the removal of daily dirt and detritus can be achieved by brushing executed at intervals to achieve an acceptable level of cleanliness. For certain types of soiling, it may be necessary to use detergents or other recommended chemicals. Consideration should be given to the origin of stains to determine the correct type of detergent to be applied in order to achieve successful removal. Guidance should be sought from the paving manufacturer directly.

For larger surface areas and areas subject to heavier soiling it may be advantageous to consider the use of power washing equipment. When using any form of power washing equipment guidance should be sought from the paving manufacturer and strictly adhered to in order to minimise any damage to the permeable paving surface or joints.

The paved area should be inspected following cleaning to ensure that the joints are full. Any joints that are not full shall be made good by the Grounds Maintenance Service Provider to the NBS specification.

In all instances a suitably competent person should carry out all of the above works. Consideration should be given to the health and safety of all cleaning methods, precautions taken and COSHH guidelines adhered to.

#### **FENCING, RAILINGS, HANDRAILS AND BARRIERS**

All fencing, railings and handrails shall be regularly inspected and repaired in accordance with the manufacturer's specification to maintain protection against intruders and also to maintain the surface finish. Damage occurring to galvanised, stainless steel and weathering steel surfaces and powder coating shall be made good referring to procedures and British Standard as laid out in the Landscape Specification.

Likewise, all gates, locks and barriers shall be regularly inspected, lubricated when necessary and repaired in accordance with the manufacturer's specification and to ensure all moving parts are maintained in good working order.

#### **FURNITURE AND CYCLE PARKING**

All bollards, cycle stands and shelters should be regularly cleansed and inspected for damage. Vandalism resulting in damage to any items which may cause harm to other users shall be made safe and repaired as soon as possible.

Damage occurring to galvanised, stainless steel and weathering steel surfaces and powder coating shall be made good referring to procedures and British Standard as laid out in the Landscape Specification.

**HANDRAILS AND BALUSTRADES**

All balustrades and handrails shall be regularly inspected and repaired in accordance with the manufacturer's specification to maintain the surface finish. Damage occurring to powder coating shall be made good referring to procedures and British Standard as laid out in the Landscape Specification. Vandalism resulting in damage to any items which may cause harm to other users shall be made safe and repaired as soon as possible.

**SEATING**

All seating to be regularly cleansed and inspected for damage. Vandalism resulting in damage to any items which may cause harm to other users shall be made safe and repaired as soon as possible, referring to procedures and British Standard as laid out in the Landscape Specification.

**WINTER GRITTING OPERATIONS**

To be carried out to ensure all surfaces are kept clear and ice free. Carefully distribute and broadcast the grit to ensure there is no overspill onto any of the planting areas. Equally avoid all pre-weathered steel surfaces and upstands.

## 4.0 GRASS AREAS

### AMENITY GRASS AREAS

#### MANAGEMENT OBJECTIVES:

- To provide an even and well-maintained appearance and to control weeds.

#### MANAGEMENT REQUIREMENTS:

4.1 The Contractor shall maintain the seeded / turfed grass areas and carry out the following operations.

- 1) Prior to the first grass cut, scarify all grass areas to relieve thatch conditions and to remove dead grass.
- 2) When the grass has grown to a height of 75mm it shall be cut, avoiding root pulling, to half the original height and removed from site.
- 3) Roll in two directions with a light roller after first cut in March to consolidate the turf and reduce frost heave.
- 4) Carry out spiking in March after rolling, to aerate the soil and improve surface water penetration.
- 5) During appropriate weather conditions, each spring apply an approved organic fertiliser in accordance with the manufacturer's instructions if required. The spring fertiliser dressing may be alternated with an autumn dressing with a low nitrogen and higher phosphorus ratio.
- 6) Further cuts shall be carried out at suitable intervals throughout the growing season to maintain the grass height at approximately 25mm. On average lawns are cut every 10 days during the height of the growing season, varying subject to weather conditions.
- 7) Edging to be carried out at regular intervals to maintain a neat edge (minimum monthly during the summer growing period)
- 8) Any turf/ ground shrinkage below finished approved levels during the period shall be made good with turf dressing compost.
- 9) Any areas of poor germination of grass from the first sowing shall be lightly scarified and oversown using grass seeds from the same mix, during April – May or September – October, depending on the timing of the first sowing.
- 10) All arising from the grass maintenance shall be removed from site unless previously agreed.
- 11) All grass areas shall be kept free of perennial and annual weeds by hand weeding or routine applications of selective herbicide in accordance with the manufacturer's instructions.
- 12) All grassed areas shall be watered during dry weather until established (18 months from planting). The first 12 months will be as part of the defect's liability period with the contractor responsible for the replacement of any grass area that is failing to establish.
- 13) Grass shall not be cut in adverse weather and ground conditions. Cutting shall only recommence when it is safe to do so without danger of damaging the sward, surface levels or contours of the ground.

**SPECIES RICH GRASSLAND / ~~WILDFLOWER MEADOWS~~****MANAGEMENT OBJECTIVES**

- To allow the establishment of **species rich grassland** areas and to prevent aggressive grass and pernicious weed species from becoming dominant. To optimise nature conservation enhancement.

**MANAGEMENT REQUIREMENTS:****4.2 Establishment & First year**

- 1) Remove any dead or woody growth to help in promoting new growth of desirable plant species.
- 2) Carry out the first cut during mid to late summer. Cut down to 50mm. Leave cuttings to dry and shed seed for 1-7 days before removing from site.
- 3) Always remove the cuttings from the area to prevent an increase in soil fertility and to prevent the smothering of lower growth species.
- 4) Dig out any residual perennial weeds such as docks.

**4.3 Second year – onwards**

- 1) **The species rich grassland may be given a cut in summer (July/August) to allow wildflowers to set seed, followed by an autumn cut. Grass arisings should be removed after cutting once seed has been allowed to dry and shed. If an early spring cut is required to improve the diversity of the grassland, this should be undertaken in Feb/early March and should avoid the bird nesting season**
- 2) If the soil conditions are fertile, it may be worth cutting the meadow in Spring to remove the first flush of grass which produces a meadow that is shorter, more open and less prone to collapse.
- 3) For wildlife, the cutting is best done on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge. Unwanted perennial weeds (docks, thistles) may need control by occasional spot treatment with a herbicide or by manual methods.

## 5.0 ORNAMENTAL PLANTING, ANNUALS AND HEDGES

5.1 The Contractor shall maintain the planting making visits at approximately monthly intervals ensuring that:

- 1) At the end of each growing season all plant failures are to be replaced. In the 12 month defects liability period, site visits to review the extent of failures will be undertaken at 3 month intervals (dates to be confirmed with BMBC).
- 2) Dead wood, damaged branches and snags are to be removed from the plants. Soil to be firmed around the base of the plants and all stakes, ties and guards and correctly adjusted and in vertical positions.
- 3) Perennial plants - follow good horticultural practice. Generally, plants to be deadheaded and cut back after flowering.
- 4) All other necessary spraying and / or other necessary pest and disease control measures are carried out to ensure the health of the planted material.
- 5) Ornamental beds shall be kept entirely free of weeds for the duration of the maintenance period, using an appropriate method of weed control. Any perennial weeds shall be controlled by spot herbicide treatment or by manual methods.
- 6) The hedge plants initially to have any long growth pruned back to encourage a dense formation of side branches, with topping and siding thereafter. In the first 12-18 months it is not anticipated that regular formative pruning will be required.
- 7) Bark mulch to the ornamental shrub beds and hedgerow lengths shall be topped up annually to maintain a the 75mm nominal depth (minimum 50mm).
- 8) Any plants that have been stolen or maliciously damaged shall be identified and listed by the landscape contractor for replacement.
- 9) Ensure that sufficient water is applied to maintain healthy growth. Allow for watering as necessary, the Contractor to be responsible for deciding frequency of water. It is expected that watering of standard trees may still be necessary during the first 2 years of the plan period.
- 10) Contractor to comply with all relevant plant biosecurity issues and report the presence of invasive weeds (Wildlife and Countryside Act 1981) for confirmation of actions.

5.2 Annuals/Bedding Plant requirements: The Contractor shall maintain the planting making visits at approximately monthly intervals ensuring that:

- 1) Bedding is to be changed twice annually, plants to be removed from site
- 2) Winter bedding is planted in late October, typical species include Polyanthus, Primrose, Pansy and Violas
- 3) Summer bedding is planted in late May, typical species include Geranium, Marigolds, Verbena, Cosmos and Rudbeckia
- 4) All necessary spraying and / or other necessary pest and disease control measures are carried out to ensure the health of the planted material. Risk Assessment Method Statement (RAMS) to be issued to BMBC for approval.

- 5) Annuals beds shall be kept 90% free of weeds for the duration of the maintenance period, using an appropriate method of weed control. Any perennial weeds shall be controlled by spot herbicide treatment or by manual methods. Risk Assessment Method Statement (RAMS) to be issued to BMBC for approval.
- 6) Slow release fertiliser to be added at annually and when bedding is changed. Type and rate of fertilised application to be agreed with BMBC.
- 7) Any plants that have been stolen or maliciously damaged shall be identified and listed by the landscape contractor for replacement.

## 6.0 NEWLY PLANTED STANDARD TREES

### MANAGEMENT OBJECTIVES:

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2.5 m.

### MANAGEMENT REQUIREMENT:

- 1) The Contractor shall re-tension the underground guying after periods of high winds.
- 2) Maintain a 75mm deep mulch zone (to be kept clear of the stem) in a 1000mm diameter weed-free area at the base of each tree, by hand-weeding or careful use of an appropriate herbicide. Mulch topped up annually to maintain minimum 50mm depth
- 3) Cut-back any damaged bark and treat wound as specified by a suitably qualified arboriculturist.
- 4) Ensure that sufficient water is applied to maintain healthy growth. Allow for watering as necessary, the Contractor to be responsible for deciding frequency of water. It is expected that watering of standard trees may still be necessary during the first 2 years of the plan period.
- 5) Any dead, dying, diseased or lost tree shall be replaced on a like-for-like basis (as per planning condition)

## 7.0 NATIVE HEDGE

### 7.1 The maintenance shall be as follows:

- 1) Within the first 5 years newly planted trees and shrubs should be monitored to ensure successful establishment. Any failed, dead, or dying trees and/or shrubs will be replaced on a like for like basis, utilising native species sourced from a local provenience where necessary. Planting is best undertaken in mid-autumn to late winter, during periods when the soil is easily workable and bare-root stock is available (November to March).
- 2) Prior to year 5 any damaged tree guards/shelter will be replaced as necessary. Check and remove guards annually as soon as they split and before they start to disintegrate (usually after 5-10 years).
- 3) Dead wood, damaged branches and snags are to be removed from the plants. Soil is to be firmed around the base of the plant and all stakes and ties are to be replaced and / or correctly adjusted in vertical positions.
- 4) All other necessary spraying and / or other necessary pest and disease control measures are carried out to ensure the health of the planted material.
- 5) Weed control. A 1000mm diameter area of ground at the base of all trees and shrubs shall be kept free of weeds for 5 years from the date of the planting, using an appropriate herbicide method of control. Any obnoxious weeds germinating and growing within the planted area shall also be spot sprayed with suitable herbicide for a period of 5 years from planting. The use of chemical herbicides will be prohibited within 10m of any waterbodies on site.
- 6) Training and formative pruning. During the winter months of the first five years after planting, the contractor shall as necessary, carry out formation pruning of trees to ensure the removal of co-dominant leaders, crossing and competing branches and any work considered necessary for the future good growth and structure of the tree.
- 7) The Maintenance after 5 years, shall consist of three visits during the growing season to check planting, carry out any necessary pruning, control and eradicate of dominant and vigorous weed growth, mark up any trees or shrubs that have died for replacement the following winter and collect and dispose of any litter that has been dropped or blown into the planting areas. During the winter carry out a minimum of one visit to replace any dead trees or shrubs identified during the summer visits and clear all wind blown or other rubbish from the planting areas and cart to the contractor's tip.
- 8) For hedgerow management, once the young hedgerow is established and growing unimpeded by weeds it can be trimmed twice in years 1-5, taking off only a few inches of growth to encourage the stems to branch out the following season. Subsequently the hedgerow can be cut on a cycle of one third of total hedgerow length cut each year. Hedgerow and tree pruning will take place outside of the nesting bird season (March-August inclusive). Hedgerows should initially be cut to a least 1.4m in height and incremental growth should be allowed for, this will be achieved by adjusting the height of cuts on a rotational basis (+10-15cm with every cut).
- 9) Partial thinning will be commenced in year 15, with the removal of poor shaped and low vigour trees to free up the better quality specimens. Where two vigorous trees are competing, the best should be selected and the second removed.
- 10) At the end of each growing season for the first five years all plant/tree /shrub failures shall be replaced with a plant/tree/shrub of a similar size/species. Beat up plants shall be colour spotted on the spiral guard or shelter to identify the planting year.
- 11) Operations to be carried out during the 12 month maintenance period must include:



- a) Watering –shall be applied at fortnightly intervals between the period 1st May to 30th September. If April is dry, newly planted trees should be watered during this month at the same frequency. If particularly wet weather occurs, supplementary watering may be unnecessary. The use of larger quantities of water at greater time intervals is not an adequate alternative and is not acceptable.
- As well as undertaking the above watering regime, a fortnightly testing of the root ball and surrounding soil for moisture should be undertaken, If the root ball is wet or damp from previous watering there is no need to apply more water. If the root ball below the surface has dried out, then water only enough to ensure the root ball is wet.

**APPENDIX A**

**LANDSCAPE MAINTENANCE SCHEDULE SHEET**



# GENERAL MAINTENANCE SCHEDULE SHEET 1

CONTRACT NAME: The Seam, Barnsley															
CONTRACT PERIOD: 12 Months															
ITEM	OPERATION	Period Beginning and Period Number												NOTES	
		March	April	May	June	July	August	September	October	November	December	January	February		
<b>Shrub Areas</b>															
A	General Forking and hand weed operations														As directed by contract administrator.
B	Winter pruning, Evergreen shrubs														As directed by contract administrator.
C	Winter pruning, Spring and Early flowering														Light pruning in winter, then prune after flowering
D	Winter pruning, Summer and Autumn flowering														As directed by contract administrator.
E	Residual Herbicide Application as specified														Two further applications may be required during the year as directed
F	Litter Collection														As directed by contract administrator.
G	Weeding by hand to maintain bare ground														As directed by contract administrator.
H	Inspection of shrubs for dead or dying items Production of replacement Schedule														To be carried out by an appointed contractor and approved by the contract administrator
I	Removal of litter and leaf litter from shrubberies														To be carried out by an appointed contractor and approved by the contract administrator
<b>Grass Cutting</b>															
J	Cut amenity grass areas (fortnightly)														As directed by contract administrator.
K	Strim edges of amenity grass areas(fortnightly)														As directed by contract administrator.
L	Spot treat weeds growing within the wet grassland areas														As directed by contract administrator.
M	Cut wet grassland during first year														Monthly cuts to 40-60mm
N	Cut wet grassland second growing season onwards														mid-summer cut and 2 x cuts during autumn/winter
<b>Trees</b>															
O	Replacement planting														To be carried out by an appointed contractor and approved by the contract administrator
P	Winter pruning														As directed by contract administrator.
Q	Remedial and cosmetic pruning														As directed by contract administrator.
R	Repairs to damaged and defective stakes and ties														As directed by contract administrator.
<b>General</b>															
S	Site clearance														As directed by supervising officer

 Main activity period  
 As and when required

## GENERAL MAINTENANCE SCHEDULE SHEET 2

CONTRACT NAME: The Seam, Barnsley														
CONTRACT PERIOD: 12 Months														
ITEM	OPERATION	Period Beginning and Period Number												NOTES
		March	April	May	June	July	August	September	October	November	December	January	February	
<b>Ornamental Hedges</b>														
T	General Forking and hand weed operations													As directed by contract administrator.
U	Winter pruning, Evergreen shrubs													As directed by contract administrator.
V	Winter pruning, Spring and Early flowering													Light pruning in winter, then prune after flowering
W	Winter pruning, Summer and Autumn flowering													As directed by contract administrator.
X	Remedial and cosmetic pruning													As directed by contract administrator.
Y	Residual Herbicide Application as specified													Two further applications may be required during the year as directed
Z	Litter Collection													As directed by contract administrator.
AA	Inspection of shrubs for dead or dying items Production of replacement Schedule													To be carried out by an appointed contractor and approved by the contract administrator
BB	Replacement planting													As directed by contract administrator.
<b>Native Hedge</b>														
CC	General Forking and hand weed operations													As directed by contract administrator.
DD	Winter pruning, Evergreen shrubs													As directed by contract administrator.
EE	Winter pruning, Spring and Early flowering													Light pruning in winter, then prune after flowering
FF	Winter pruning, Summer and Autumn flowering													As directed by contract administrator.
GG	Remedial and cosmetic pruning													As directed by contract administrator.
HH	Translocated herbicide application as specified													
II	Litter Collection													As directed by contract administrator.
JJ	Repairs and replacement to damaged and defective rabbit guards													As directed by contract administrator.
KK	Hedge trimming													Once established, trim twice in years 1-5
LL	Inspection of plants for dead or dying items. Production of replacement Schedule													To be carried out by an appointed contractor and approved by the contract administrator
MM	Replacement planting													As directed by contract administrator.
<b>Annuals</b>														
NN	Winter Planting													As directed by contract administrator
OO	Summer Planting													As directed by contract administrator
PP	Regular maintenance													As directed by contract administrator

 Main activity period  
 As and when required