



# Landscape management plan

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Sandygate Lane, Ardsley

**May 2018**  
**Rev Dec 2019**  
**Rev Feb 2020**

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## SANDYGATE LANE, ARDSLEY

### LANDSCAPE MANAGEMENT PLAN

#### 1. Introduction.

Planning permission was granted for the construction of 19 houses off Sandygate Lane, Ardsley, on 29<sup>th</sup> June 2016 (Planning ref 2016/0288). As part of the permission the Decision Notice identifies a series of conditions. This document has been prepared to address condition 14, repeated below.

*A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the link to the TPT, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.*

*Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.*

Aims and objectives will be set out, for each landscape element within the design. An outline Maintenance Schedule of operations is then provided. The Plan should be read in conjunction with the Landscape Strategy shown on dwg no BD/B/481/6.

The Landscape Management Plan refers to the first 5 years after completion of the scheme. However longer term objectives are also given to guide maintenance operations.

#### 2. Overview

##### 2.1. Existing landscape

The site is located in a mixed residential, commercial and retail area near Stairfoot roundabout on the south-eastern edge of Barnsley. The local landscape is dominated by industrial buildings, retail units and the major road network of the A633, A635 and B6100. Beyond the site to the south-east a large area of woodland and grassland established on previous industrial landforms the interface between the urban Barnsley character and more rural landscape beyond.

The site is a roughly rectangular area of derelict land, previously a railway sidings, but now covered in patchy scrub and rank grasses amongst mounds of rubble. The site is roughly level, but elevated slightly above its surroundings. A steep scrub and tree covered bank drops from the level area towards Doncaster Road at its north-western boundary. Sandygate Lane, with commercial premises opposite, forms the north-eastern boundary. The Trans Pennine Trail, (TPT), runs alongside the long south-

western boundary, generally at a lower level than the main part of the site. The gentle slope from the site towards the Trail is covered with grasses and light scrub resulting in an open aspect to the TPT. The opposite side of the TPT as it passes the site is enclosed by tall hedgerows and occasional buildings. The woodland of the reclaimed tip area lies immediately beyond the short south-eastern boundary of the site, with an informal footpath linking Sandygate Lane to the TPT running directly next to this boundary between the site and the woodland. The woodland in this area suffers from vandalism, fly-tipping and possibly vehicle trespass resulting in a poor quality margin to this reclaimed land.

## *2.2. Description of development proposals*

It is proposed to construct 27 residential units on the site, a mix of dwelling types and heights, all accessed from Sandygate Lane. The steep scrubby slope at the north-western part of the site will be retained. The footpath link between Sandygate Lane and the TPT at the south-eastern end of the site will be formalised by laying of a crushed stone surface.

## *2.3. Description of landscape strategy.*

The preparation of landscape strategy for the site was informed by field analysis of the site and its' setting; the architect's design and access Statement, a professional ecological opinion, (Middleton Ecological Consultancy, 29 April 2016); and the requirements of Barnsley District Council regarding the Trans Pennine Trail. This information has been used further in preparation of this Landscape Management Plan.

The following landscape elements are proposed

- A dense shrubby belt, or 'thicket', of native trees and shrubs between the houses and the Trans Pennine Trail, incorporating a grass margin next to the trail.
- Tree and shrub planting across the site to break up the building lines visually and provide an increase in biodiversity.
- Formal tree planting and hedgerows along the Sandygate Lane frontage.
- A crushed stone footpath from Sandygate Lane to the TPT.

### **3. Objectives for Landscape Elements**

#### *3.1. Woodland thicket between housing and the Trans Pennine Trail*

- To develop a strong scrub habitat with trees, to provide an appropriate separation between the new housing and the Trans Pennine Trail, and to form wildlife and visual links with the woodland to the south-east.
- To develop a dense shrub barrier to discourage access to the rear gardens of the new properties.
- To provide an appropriate landscape corridor for the Trans Pennine Trail
- To ensure establishment of young plants by means of weed control, fertiliser, firming and replacement of failures.
- To ensure dense shrub growth by means of extensive, but selective pruning of shrub species to encourage dense growth.
- To ensure continued development towards a scrub thicket with trees by establishing a selective thinning programme.
- To provide a species rich grassland border to the shrubby woodland by means of an annual or bi-annual mowing regime, to allow existing plants to flower and set seed and to create a mosaic of long grass and shorter grass.

#### *3.2. Woodland developed from existing trees and shrubs of north-east boundary*

- To create a native woodland area to provide visual amenity, informal recreational possibilities and high biodiversity value.
- To ensure a varied range of species, (trees, shrubs and ground flora) with a good physical and age structure
- To prevent encroachment onto footpaths and roads

#### *3.3. Trees and shrubs along the road frontages and throughout the development*

- to provide vertical structure in the landscape and break up views of the houses
- to soften the visual impact of large areas of wall or fencing
- to assist in defining public, semi-public and private space
- to provide shade and year-round visual interest to gardens
- to provide shelter and food sources for wildlife

- to ensure successful establishment of trees and growth to full stature, by means of weed control, fertiliser, irrigation, firming, tree tie adjustment and tree stake removal.

#### *3.4. Footpath link to the Trans Pennine Trail*

- To provide a clear comfortable route for pedestrian and cyclists to access the TPT.
- To maintain the surface in an intact condition by filling potholes and topping up surface layer after erosion or damage; light rolling after severe frost heave; cutting back of overhanging branches.

#### **4. Responsibilities**

The responsibility for landscape management of the site will initially lie with the developer. Upon the sale of each new property the responsibility for management will transfer to individual householders, this being identified and included in the sale contract. Similarly, for the apartment area landscape management will be the responsibility of the developer until sold when it will become the responsibility of the new residents. It is envisaged a residents management company will be set up to manage the soft landscape, or it will be transferred to an external management company. The final decision being left to the future occupiers of the apartments. The developer shall continue to be responsible for the landscape management until such time as the new dwellings are sold.

#### **5. Monitoring and Review**

The site will be reviewed regularly to monitor its progress. An annual report will be produced outlining the progress towards the objectives and providing a detailed Maintenance Schedule for the following year. Consideration of the appropriateness of the aims and objectives will also be reviewed in the light of any changes to the site or its immediate surroundings. This report will be finalised in March of each year, after completion of the previous year's maintenance and in time to organise the following year's maintenance operations, starting in spring.

**Land off Sandygate Lane, Stairfoot  
Landscape Management Plan  
Maintenance schedule**

December 2019

Item	Description	Frequency	Timing
	The following is an outline of likely maintenance operations. A detailed programme and schedule of operations will be prepared at the beginning of each year (March), following a site inspection in September and production of an annual review of the site and its progress towards attaining the objectives set out in the management plan.		
	<b>Woodland thicket adjacent to TPT</b> <i>Establishment of new planting of trees and shrubs for five years after planting.</i>		
1	Apply spring fertiliser	Annually Years 1-3	spring
2	Keep area at base of each plant free from weeds	3 x per year, years 1-5	throughout growing season
3	Keep all plants in firm upright position	3 times per year	throughout year
4	Hard prune a half of all shrubs to 150mm ht.	Annually years 1-3	February
5	Check and adjust all stakes and ties on all feathered trees	Annually years 1-5	February
6	Mow grass and encroaching shrub species on 1m wide verge to the surfaced trail.	1-2x per year years 1-5	end June and end Aug
7	Remove shelters and guards <i>Long term management</i>	Year 5	spring
8	Cut back one third of shrub species to 150-300mm ht on a five year cycle.	Once every 5 years	Year 5 and every 5 years thereafter, winter
9	Assess woodland cover, species and age mix. Thin poor, or less desirable trees and shrubs.	Once every 7 years	Year 5 and every 7 years
	<b>Woodland developed from existing trees and shrubs of north-east boundary</b> <i>Establishment of new planting of trees and shrubs for five years after planting.</i>		
10	Apply spring fertiliser	Annually Years 1-3	spring
11	Keep area at base of each plant free from weeds	3 x per year, years 1-5	throughout growing season
12	Keep in firm upright position	3 times per year	throughout year
13	Remove shelters and guards <i>Existing trees and shrubs</i>	Year 5	spring
14	Hard prune any straggly shrub species	Year 1 and 3	winter
15	Assess existing trees and cut back dead, dying or straggly growth to ensure development of a safe trees of appropriate form for its species.	Year 1 and 5	winter
16	Assess balance of species and remove any judged to be unwanted.	Year 1 and 3	winter
17	Assess shrubs and hard prune as necessary to develop shrub layer and allow light to woodland floor. <i>Long term management</i>	Year 2 and 4	winter
18	Selectively thin a third of the area on a five-year cycle	Once every 7 years	winter
19	Selectively prune shrubs in a third of the area on a 3 year cycle	Once every 7 years	winter
20	Cut back trees and shrubs encroaching on to footpaths	Once every 2 years	winter
21	Clear occasional small glades to allow light to woodland floor, thus allowing further natural regeneration.	Once every 7 years	winter
22	Assess access requirements and clear footpath routes through woodland as necessary.	Once every 7 years	winter

Item	Description	Frequency	Timing
	<b>Trees , shrubs and hedges throughout development.</b> <i>Establishment for five years after planting</i>		
	<i>Trees</i>		
23	Apply spring fertiliser	Annually Years 1-3	spring
24	Keep a 1m area around the base of each tree free from weeds	3 x per year, years 1-5	throughout growing season
25	Irrigate, (using rootball irrigation for trees in hard surfacing.)	as required	throughout growing season
26	Keep in firm upright position	3 times per year	throughout year
27	Adjust tree ties	Annually years 1-5	spring
28	Prune dead or damaged branches	Annually	winter
29	Replace trees that die, or fail to thrive	annually	winter
30	Remove stakes and guards from trees in grass or shrub areas	Year 5	spring
	<i>Shrubs</i>		
31	Apply spring fertiliser	Annually Years 1-3	spring
32	Keep free from weeds	3 x per year, years 1-5	throughout growing season
33	Prune to develop good, dense form and prevent encroachment over footpaths	Annually years 1-5	according to species
34	Replace all failures	Annually years 1-5	March
	<i>Hedges</i>		
35	Apply spring fertiliser	Annually Years 1-3	spring
36	Keep an area 0.5m from centre line of hedge free from weeds	3 x per year, years 1-5	throughout growing season
37	Trim top and sides lightly to encourage dense growth	Annually Years 1-3	early spring or late summer
	<i>Long term management</i>		
38	Continue to monitor trees for damage or disease, prune or		
39	otherwise treat as necessary	Annually	Nov-March
40	Maintain guards in upright and intact condition	Annually	March
41	Clear irrigation and aeration apparatus around the roots of trees in hard surfacing	every 2 years	March
42	Lightly prune shrub areas to maintain dense growth and prevent unwanted encroachment	Annually	according to species
43	Trim top and sides of hedgerows to the heights and profiles desired.	Annually	according to species