

Landscape Management Plan

Condition 8 – Discharge Submission

1. Introduction

This Landscape Management Plan (LMP) has been prepared to discharge Condition 8 of planning permission ref. 223691 for the development at Latimer Road, Wokingham.

The purpose of this document is to set out the long-term design objectives, management responsibilities, timescales and maintenance principles for all landscaped areas other than privately owned domestic gardens.

This plan shall be read in conjunction with the approved landscape drawings and planting schedule and shall be implemented as approved.

2. Approved Landscape Works

The landscaped works covered by this plan comprise all communal and non-private soft landscaped areas shown on the approved landscape drawings and planting schedule.

The landscaped areas include boundary planting, communal ornamental planting and new tree planting as shown on the approved drawings. These elements shall be maintained to retain their intended function, appearance and relationship with adjacent buildings, routes and boundaries.

Privately owned domestic gardens are expressly excluded from this plan.

The landscape works have been designed to:

- provide a high-quality setting to the development,
- soften the built form and boundaries,
- contribute positively to the street scene and residential amenity.

3. Management Responsibilities

3.1 Construction and establishment phase

Doswell is responsible for the supply and installation of the approved soft landscaping in accordance with:

- the Employers' Requirements,
- the approved landscape drawings and planting schedule,
- the approved planning documents.

Doswell's responsibilities extend to Practical Completion and any defects or maintenance period defined within the Employers' Requirements.

3.2 Post-handover

From Practical Completion / handover, responsibility for the management and maintenance of all landscaped areas covered by this plan shall transfer to Abri, as Registered Provider and owner of the development.

Abri may undertake maintenance directly or appoint a suitably qualified managing agent or contractor.

4. Long-Term Landscape Management Objectives

The long-term objectives of the landscape management are to:

- maintain a neat, safe and attractive landscaped environment,
- ensure the successful establishment and longevity of planting,
- protect residential amenity and visual quality,
- ensure landscaped areas remain functional and well presented.

5. Maintenance Principles and Timescales

5.1 Establishment Period

During the establishment period following planting, maintenance shall focus on:

- watering as required to ensure plant establishment,
- replacement of failed planting in the next appropriate planting season,
- basic weed control and re-firming of plants,
- maintaining planting in accordance with the approved landscape details.

During this period, maintenance shall include watering, weed control, pruning and monitoring in accordance with Sections 5.3 to 5.10 below.

5.2 Ongoing Maintenance

Following establishment, ongoing maintenance shall be undertaken to ensure:

- planting remains healthy and in good condition,
- landscaped areas are kept tidy and safe,
- replacement planting is carried out where necessary to maintain the approved scheme.

Planting adjacent to access routes and entrances shall be maintained so as not to obstruct visibility, access or movement.

Ongoing maintenance operations, including watering, weed control, pruning and inspection regimes, shall be undertaken in accordance with Sections 5.3 to 5.10 below.

Maintenance shall be proportionate to the scale and character of the development and consistent with good horticultural practice.

5.3 General Maintenance Standards

Maintenance standards shall at all times reflect the development's high-quality image.

The Landscape Maintenance Contractor shall:

- keep all planting areas weed-free, with plants healthy and vigorous,
- maintain a neat and tidy landscape environment,
- undertake a minimum of fortnightly visits in summer (April to September) and monthly visits in winter (October to March),

- maintain planting in a tidy and attractive condition, ensuring good flowering and overall presentation.

5.4 Weed Control

All planting beds shall be kept clear of weeds by hoeing, forking or hand weeding as required, avoiding excessive treading and damage to plant roots, stems or branches.

A clean, weed-free surface cultivated to a medium tilth shall be maintained.

At no time shall weed growth exceed 5% of any planting area.

Herbicide use shall be minimised. Where necessary:

- residual herbicides may be applied prior to the spring growing season,
- spot treatments may be used to control noxious or visually intrusive weeds.

Species such as thistle, ragwort, nettle and bramble shall not be permitted to establish or set seed.

5.5 Invasive and Schedule 9 Species

Quarterly inspections shall be undertaken for invasive and Schedule 9 species, including but not limited to:

- Japanese Knotweed,
- Himalayan Balsam,
- Giant Hogweed,
- Bindweed,
- Ragwort,
- Rhododendron regrowth.

Where identified, the Landscape Maintenance Contractor shall:

- comply with statutory notification requirements,
- implement appropriate treatment, removal and management measures,
- prevent further spread in accordance with current regulations.

5.6 Weeds in Hard Landscape Areas

All hard landscaped surfaces shall be maintained weed-free, including removal of moss.

Weed growth shall not exceed 5% of any hard surface area.

Any chemical treatment shall require prior written approval from the Management Company.

5.7 Watering

Following Practical Completion, the Landscape Maintenance Contractor shall provide all necessary equipment to irrigate planting and trees.

Watering shall be undertaken as required to ensure that trees and plants remain healthy, establish successfully and continue to grow.

During dry or drought conditions (up to year 10), sufficient water shall be applied to maintain moist soil conditions, avoiding over-watering.

In the event of restrictions on mains water use, irrigation shall be undertaken using suitable alternative water sources (e.g. bowser supply) from an approved source. This shall be included within the maintenance provision during the defects liability period.

5.8 Pruning

All plant material shall be pruned at the appropriate time of year and in accordance with good horticultural practice.

Pruning shall:

- maintain plant health and vigour,
- preserve shape, balance and appearance,
- promote flowering,
- prevent obstruction to paths, roads, sightlines, windows, doors and access points.

Key requirements:

- cuts shall be made to outward-facing buds,
- suckers and reverted growth shall be removed at source,
- dead, damaged, diseased or infested material shall be removed,
- appropriate tools (e.g. secateurs, loppers) shall be used,
- all arisings shall be removed and adjacent areas left clean and tidy.

Winter berry-bearing species shall not be pruned until March or once berries have dropped, whichever is sooner.

5.9 Important Pruning Restrictions

The following practices shall not be permitted:

- cutting all growth to a uniform level,
- excessive pruning to gain access for litter removal,
- over-pruning resulting in an unnatural or topiary appearance where not intended.

If pruning is undertaken incorrectly, remedial works shall be carried out at the Landscape Maintenance Contractor's expense unless damage has resulted from vandalism or theft.

5.10 Pruning Schedule

Spring flowering shrubs

- prune after flowering (May to July),
- remove spent flowering wood,
- retain young growth for the following season.

Deciduous and vigorous evergreen shrubs

- prune between November and March,
- remove older stems and thin crowded or crossing growth.

Stem effect / marginally hardy shrubs

- cut back to within two or three buds of old wood (March to April).

Remedial pruning

- undertaken as instructed by the Management Company where shrubs outgrow their position or require corrective works.

5.11 Invasive Plant Regrowth (Rhododendron)

Where regrowth occurs:

- treat with herbicide or remove by hand (seedlings),
- fence affected areas with a 2m buffer where appropriate.

If containment is not feasible:

- remove soil to a depth of 200mm and either
 - store on-site in a controlled, fenced location for a minimum of 2 years,
 - bury on-site at a depth of 500mm or greater, or
 - remove off-site as controlled waste.

5.12 Hedgerow Maintenance (Fagus sylvatica)

Beech hedging shall be:

- trimmed annually in July or August to maintain density and form,
- maintained with a tapered profile (wider at base) to allow light penetration,
- lightly trimmed in early years to promote bushy growth, with height restricted only once the desired size is achieved.

6. Implementation

This Landscape Management Plan shall be carried out as approved and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.