

Gnoll Park – Visitor Centre Landscape Management Plan

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1 Introduction

- 1.1 This management plan covers soft landscape for the Visitor Centre at Gnoll Park. The primary objectives of the plan will be achieved through maintenance prescriptions set out at the end of the report.

2 Long Term Design Objectives

- 2.1 The long-term aim is to establish a high-quality landscape environment of biodiversity merit. This will be achieved through a number of overriding objectives to:
- Ensure that the landscape has year-round interest;
 - Welcome people to the visitor centre in a safe environment with natural surveillance;
 - Planting and maintaining trees, shrubs and grasses to increase biodiversity.

3 Management Principles

- 3.1 The management plan will deliver consistency of approach and maintenance standards across the different ownerships and the plan should be reviewed at every 5 years to ensure that the overriding objectives are being achieved.
- 3.2 The components of the Landscape Management Plan are set out on the soft landscape proposals - drawing 2080-02-DLA-L-1001;
- 3.3 The management plan is a live document and sets out to review, monitor and adjust where necessary the short-term landscape objective. A full management review should be undertaken with the input of all landowners / stakeholders prior to the expiry of the initial management plan.
- 3.4 Maintenance visits shall be undertaken at fortnightly intervals to undertake the most intensive maintenance tasks such as removing litter and inspecting components for defects. Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.
- 3.5 The maintenance team shall ensure that no chemical or pesticide applications are undertaken, weeding is to be undertaken by hand and any fertiliser shall be organic.
- 3.6 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard mowing of grass.
- 3.7 The maintenance team should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.

- 3.8 Following expiry of the defects period and the autumn of the 4 subsequent years, the maintenance team shall advise the operations manager / management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within should be replaced by the management company at the soonest available planting season. Replacement plants should be of the same species and specification of the failed specimens identified on the planting plan.
- 3.9 Chipping and shredding is not permitted on site without prior consent.
- 3.10 Proposals for control of vermin should be submitted for approval if they become a problem.
- 3.11 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor / maintenance team will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

4 MAINTENANCE OPERATIONS Years 1 to 5

Maintenance Schedule Years 1 to 5		
Visitor Centre – Gnoll park		
Landscape elements / habitat types	Action required	Timings
Existing trees	Inspect trees and undertake necessary Tree Surgery / Crown reduction as instructed by a qualified arborist. The works should only be carried out by qualified contractors.	Annually
Advanced nursery stock trees	Newly planted tree stock should be inspected for disease by a competent person and inform the Landowner or management company of any major deterioration in the condition of any landscape element. Pruning of epicormic or basal growth can normally be undertaken by unqualified personnel. By hand weed control to 500mm diameter of each tree Fertilise - using suitable non synthetic organic fertiliser as per manufacturer's instructions.. Inspect tree ties and stakes as scheduled and after strong winds. tighten loose or replace broken ties. Remove guys, ties and stakes. Remove dead trees and replace as per original specification. Water all trees during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water. Note – No pesticides shall be used on site during landscape establishment or future maintenance operations thereafter.	Annually – in late autumn Annually Monthly till year 5 Twice Annually - April & August Every 3 months or after strong wind till year 3 3 years after planting. Annually till year 5 During dry periods till end of year 2 from implementation.
Shrub planting and Grasses	Prune shrubs in accordance with best practise and appropriate to species, removing arisings. Grasses prune previous years foliage to 10cm from ground level and clear herbaceous material. Remove weed growth and remove arisings off site Remove litter and or fallen leaves regularly to maintain a neat appearance. Fertilise - using suitable non synthetic organic fertiliser as per manufacturer's instructions. Top up mulch Water shrubs during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water.	Annually Annually March Fortnightly - April to October Fortnightly Annually in March till year 2 Annually till year 2 During dry periods till end of year 1 from implementation.

Maintenance Schedule Years 1 to 5		
Visitor Centre – Gnoll park		
Landscape elements / habitat types	Action required	Timings
	Remove dead shrubs and grasses / replace as per original specification. Note – No pesticides shall be used on site during landscape establishment or future maintenance operations thereafter.	Annually till year 5
Buffer Planting	Newly planted stock should be regularly inspected for disease by a competent person and inform the management company of any major deterioration in the condition of any landscape element. Gapping up if vegetation edge becomes broken, with stock identified on planting plans. Cutting back. Weed control - ensure maximum weed coverage within buffer planting does not exceed 5% of area at any one time- by strimming to 300mm diameter of planting station. Fertilise - using suitable non synthetic organic fertiliser as per manufacturer's instructions. Grow tubes, adjust or replace to original specification. Inspect tree ties and tree stakes as scheduled and after strong winds. Replace loose, broken or decayed stakes to original specification. Adjust Strimmer guards, replace or refit to original specification. Replace stock losses to original specification. Water shrubs during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water. Remove grow tubes. Remove tree stakes and ties from tree stock. Thinning of newly planted woodland in compliance with Standard: BS 7370-4 Clause 3.5.17.1 Select weaker plants for removal. Stack arising within planting area to create hibernaculums. Ensure no or minimum damage to adjacent plants during thinning and refill hole immediately with topsoil. Make good any damage of adjacent plants. Coppice 20% of the hazel stock - operating a 5-year rotational coppicing pattern. Note – No pesticides shall be used on site during landscape establishment or future maintenance operations thereafter.	Annually – in late autumn Annually October to February Annually October to November Annually till year 4- March, May, July, September Annually in March till year 2 Every 3 months or after strong wind till year 2 Annually up to end of year 5 – October to February During dry periods till end of year 1 from implementation.. 2 years after planting. 2 years after planting At year 5 From year 5

Maintenance Schedule Years 1 to 5		
Visitor Centre – Gnoll park		
Landscape elements / habitat types	Action required	Timings
Native hedge planting	By hand weed - remove arisings off site Fertilise - using suitable non synthetic organic fertiliser as per manufacturer's instructions. Prune native hedge reducing the height to 1.2m with A shape sides Remove litter and fallen leaves regularly to maintain a neat appearance. Replace stock losses to original specification Remove grow tubes Top up mulch Water Hedge planting during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water Note – No pesticides shall be used on site during landscape establishment or future maintenance operations thereafter.	Annually till year 4- March, May, July, September Annually in March till year 2 From Year 3 – annually October to November Monthly Annually up to end of year 5 – October to February 2 years after planting Annually till year 2 During dry periods until end of year 1 from implementation.
Formal hedges planting	By hand weed - remove arisings off site Remove litter and fallen leaves regularly to maintain a neat appearance. Fertilise - using suitable non synthetic organic fertiliser as per manufacturer's instructions. Top up bark mulch Remove dead plants / replace as per original specification. Prune hedge to reduce the height to 1.0m with vertical sides. Water Hedge planting during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water Note – No pesticides shall be used on site during landscape establishment or future maintenance operations thereafter.	Monthly - April to October Monthly Annually in March till year 2 Annually in March till year 2 Annually till year 5 Year 3 October to November During dry periods until end of year 1 from implementation.
Meadow grass sward	Maintain grass area in a manner appropriate to the intended use, removing arisings from site. Remove Litter regularly to maintain a neat appearance. If weather conditions allow -cut grass sward to a height of 70-100mm leaving clippings to dry and shed seed for 7 days then remove from site.	Monthly Annually mid-August to early October.

Maintenance Schedule Years 1 to 5		
Visitor Centre – Gnoll park		
Landscape elements / habitat types	Action required	Timings
	Lightly mow sward to a height of 70-100mm over the winter months.	As necessary during the Winter months till March
Woodland floor flora	Maintain grass area in a manner appropriate to the design intent. Remove litter regularly. cut once at a height of 70-100mm leaving clippings to dry and shed seed for 7 days then remove from site.	Monthly Annually mid-August to early October.
Rain Garden planting	By hand weed - remove arisings off site Prune shrubs and grasses in accordance with best practise and appropriate to species, removing arisings. Remove litter and weed growth by hand and remove off site. Ensure inlets and outlets are free from litter and deleterious material Test planting bed for pH and adjust as necessary via ameliorants maintaining pH levels between 5.5 and 7.5 Top up slate mulch Water shrubs during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water. Note – No pesticides shall be used on site during landscape establishment or future maintenance operations thereafter.	Monthly - April to October Annually between March and April Monthly during the growing season. Monthly Annually in April Annually in March till year 4 During dry periods till end of year 1 from implementation..
Extensive Green Roof to shelters	Allow the whole sward to grow unchecked from March onwards, by hand cut back the whole sward year-on-year after seed heads have flowered and new seeds dispersed. – remove cuttings. Remove invasive weeds by hand and remove off site Watering during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water Note – No pesticides or fertilizer shall be used on the green roof during establishment or future maintenance operations thereafter.	Annually – August monthly during the growing season During dry periods till end of year 1 from implementation.
Climbing Plants	Ensure young plants are trained up canes provided and onto the metal mesh on the northern building façade. Water plants during dry periods to ensure establishment, in the occurrence of a drought order watering shall be undertaken by bowser and non-potable water. Cut back overgrowth of plants which spreads beyond the mesh provided on the building façade.	Fortnightly during the growing season. During dry periods until end of year 1 from implementation.. Annually (October to March to avoid bird nesting season)

Maintenance Schedule Years 1 to 5 Visitor Centre – Gnoll park		
Landscape elements / habitat types	Action required	Timings
Leaf Litter	With appropriate mechanical sweepers and leaf blowers remove leaf litter from hard surfaces, landscape beds and grass areas, to ensure sweeping does not result in damage surfaces or sand jointing to paving areas.	Monthly Oct / Nov and December
Notifiable weed growth and other injurious weeds or invasive plants / Notifiable weed growth	All areas affected shall be fenced off to minimise the possibility of unintentionally spreading the injurious weeds or invasive plants. Appoint specialist firm to undertake herbicide treatment to eradicate invasive plant.	May and August Inspect, manage accordingly.
Bird boxes	Inspect, remove nesting material, unhatched eggs and clean all bird boxes with boiling water only – dry and re-hand or fix Make good or replace if necessary. Prune any vegetation / branches that have grown across blocking clear access to the box.	Annually - October
Reviewing the maintenance and management plan	Qualified personnel shall monitor / report and adjust the short-term maintenance plan and timings twice a year. The long-term management plan including its objectives and deliverability should be reviewed every 5 years and should be adjusted as appropriate.	Twice per annum Years 5