

LAND NORTH OF NEWMARKET ROAD, ROYSTON, HERTFORDSHIRE

OPEN SPACE AND INFRASTRUCTURE SOFT LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN



LINDEN
(ROYSTON)
LLP

Written by:	JS
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1.0 Objectives

- 1.1. To maintain the existing routes around the site and through to the landscape beyond.
- 1.2. To maintain the existing ecological and arboricultural features of value, including the boundary trees and hedgerows, along with the existing woodland on the southern boundary.
- 1.3. To enhance the ecological value and biodiversity of the site with the introduction of dominant landscape features, including large areas of chalk grassland, wildflower meadow and structural tree planting.
- 1.4. To manage the chalk grassland open space as a dual purpose for both biodiversity and leisure.
- 1.5. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.
- 1.6. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

2.1. ACD Environmental were commissioned in 2017 to prepare the following documentation:

- Arboricultural Surveys
- Landscape Masterplanning
- Soft Landscape Proposals for Open Space and Infrastructure
- Soft Landscape Specification for Open Space and Infrastructure
- Soft Landscape Proposals for Phase 1 Plot Landscape
- Soft Landscape Specification for Phase 1 Plot Landscape

2.2. The controlling authority are North Hertfordshire District Council, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

North Hertfordshire District Council,

Council Offices,

Gernon Road,

Letchworth Garden City,

SG6 3JF

Tel: 01462 474 000

3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): the Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: the Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: the Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the appointed management body.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

- 4.1. Following installation and after transfer the open space and infrastructure landscape shall be the responsibility of and maintained in perpetuity by a management body, upon agreement. See ACD drawing LIN21280-54 'Management Areas' for plan showing areas of responsibility

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of North Herts District Council when the maintenance agreement is completed and is operative.

Refer to ACD drawings LIN21280-51 'Open Space Programme', LIN21280-52 'Community Open Space' and LIN21280-54 'Management Areas' for management areas.

Refer to ACD drawing LIN21280-53 'Landscape Strategy' for a general landscape strategy.

Refer to ACD drawings LIN21280-12 (Sheets 1-13) Landscape Proposals for details of the proposed landscape scheme.

Refer to ACD drawings LIN21280-25 (Sheets 1-4) Landscape Proposals for latest proposals for Community Open Space (COS) and chalk grassland.

- 4.2. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed management body becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.
- 4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the management body.

- 4.4. The management body shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the management body, at minimum monthly intervals and the appropriate work carried out.

Areas of open space (boundary vegetation, woodland, wildflower grassland and chalk grassland) are to be monitored and maintained under the supervision of a CIEEM chartered Ecologist.

5.0 General Open Space

Proposed Trees

- 5.1. Proposed tree planting to be managed to create mature standards, with 1.8m high clear stem to allow vehicular and pedestrian visibility along avenues and allow overlooking and visibility near play areas.
- 5.2. All tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 Tree Work Recommendations.
- 5.3. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 5.4. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape-recommendations.
- 5.5. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 5.6. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 5.7. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 5.8. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

- 5.9. All grilles, grids, guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 5.10. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.
- 5.11. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.

Proposed Shrubs

- 5.12. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 5.13. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Proposed Hedges

- 5.14. Hedge maintenance operations are to be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants and reinstatement of plant materials.
- 5.15. Around free standing hedges a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, is to be erected to run through the centre of the proposed hedgerow. This is to prevent access through the site by pedestrians until the hedges are fully established. After five years, the hedges have fully established. The temporary fences are to be removed from site.

- 5.16. Trimming of rapidly establishing hedges: (*Fagus sylvatica* and mixed native hedgerows) Hedges are to have lateral branches moderately trimmed with the hedge allowed to reach planned height as rapidly as possible. Once at the desired height then the tops of the hedge can be trimmed as necessary to maintain a dense formal hedge.
- 5.17. Hedge Heights: *Fagus sylvatica* (Beech) to be maintained in a neat clipped form to a maximum height of 1m/ as shown on original landscape proposals. The mixed native hedgerows along the site boundaries are to be maintained in conjunction with the existing boundary hedgerows or to a height of 1.8m.

Amenity Grassland

- 5.18. Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.
- 5.19. Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.
- 5.20. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.
- 5.21. Grass edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 5.22. Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, (half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by Germinal Seeds Ltd,

or similar and approved by Local Planning Authority. Germinal Seeds Ltd. tel: 01522 868714.

General Landscape

5.23. The site is to be kept free of litter and the relevant management bodies are responsible for litter picking in those areas that they manage on a minimum weekly basis.

5.24. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The relevant management body is to provide a bowser for watering.

Trees – 5Ltr's per tree,

Shrubs 1Ltr each,

Grass 5Ltr's/m².

5.25. Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

5.26. Any failures due to drought shall be replaced by the relevant management bodies at their own cost.

6.0 Western Boundary

- 6.1. The western boundary will be maintained to ensure a continuous vegetative barrier between the site and the adjacent housing. This boundary will also maintain the existing track, alongside the new swale which connects to the attenuation basin in the north west corner.
- 6.2. Existing vegetation is predominantly to be retained with sections cut back as necessary, in accordance with approved plans, to facilitate the swale and footpath access.
- 6.3. The landscape along this boundary, including the attenuation basin, will be seeded with a wetland tolerant wildflower grassland meadow mix.
- 6.4. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 6.5. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).
- 6.6. All arisings are to be removed from site.
- 6.7. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.
- 6.8. All operations shall be carefully carried out to avoid damage to the existing trees and vegetation along the boundary, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.
- 6.9. Existing under storey should remain undisturbed with little pro-active management required other than the severing of Ivy stems where crown infestation of the larger trees is evident.

- 6.10. The trees should be checked annually for signs of deterioration or distress and the appropriate actions taken, where a potential safety hazard is identified.
- 6.11. All diseased wood and rubbish should be removed from site and the site left clean and tidy. Any prunings can be collected to form log piles around the site boundaries in the vegetation and hedgerow margins to form ecological features.
- 6.12. The proposed hedgerows to the site boundaries are to be maintained in accordance with 5.14-5.17.

7.0 Northern Boundary

- 7.1. The northern boundary will be maintained to ensure a continuous vegetative barrier between the site and the adjacent site. This boundary will also maintain the existing track, from the north-west corner to the north east corner, with the existing underpass. The access will be maintained by a combination of grass tracks, footpaths and shared surfaces.
- 7.2. Existing vegetation is predominantly to be retained with sections cut back as necessary, in accordance with approved plans, to facilitate the footpath.
- 7.3. The landscape along this boundary, including the attenuation basin, will be seeded with a wildflower grassland meadow mix to serve as a margin to the existing boundary hedgerow, up to the edge of the phase 1 residential parcel.
- 7.4. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 7.5. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).
- 7.6. All arisings are to be removed from site.
- 7.7. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.
- 7.8. All operations shall be carefully carried out to avoid damage to the existing trees and vegetation along the boundary, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

8.0 Eastern Boundary Adjacent To Proposed Residential

- 8.1. The eastern boundary will be maintained to ensure a continuous vegetative barrier between the site and the A505. This boundary will also maintain the existing track, from the north-east corner, with the existing underpass to the existing woodland in the south east corner.
- 8.2. Existing vegetation is predominantly to be retained with vegetation removed to facilitate main vehicular access into site as necessary, in accordance with approved plans.
- 8.3. The landscape along this boundary, will be seeded with a wildflower grassland meadow mix to serve as a margin to the existing boundary hedgerow, up to the edge of the phase 1 residential parcel.
- 8.4. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 8.5. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).
- 8.6. All arisings are to be removed from site.
- 8.7. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.
- 8.8. All operations shall be carefully carried out to avoid damage to the existing trees and vegetation along the boundary, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.
- 8.9. Existing under storey should remain undisturbed with little pro-active management required other than the severing of Ivy stems where crown infestation of the larger trees is evident.

- 8.10. The trees should be checked annually for signs of deterioration or distress and the appropriate actions taken, where a potential safety hazard is identified.
- 8.11. All diseased wood and rubbish should be removed from site and the site left clean and tidy. Any prunings can be collected to form log piles around the site boundaries in the vegetation and hedgerow margins to form ecological features.

9.0 Southern Boundary and Community Woodland

- 9.1. The existing woodland is a mature woodland which will be retained and incorporated into the landscape strategy.
- 9.2. The woodland will require little active maintenance, as there already exists well worn routes through the woodland which will connect to new pedestrian routes through the site.
- 9.3. All works should be undertaken in accordance with the British Standard BS3998:2010 Tree Work Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent of the management body.
- 9.4. All operations shall be carefully carried out to avoid damage to the trees being treated, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.
- 9.5. The trees and woodland should be checked annually for signs of deterioration or distress and the appropriate actions taken, where a potential safety hazard is identified.
- 9.6. The under storey should remain undisturbed with little pro-active management required.
- 9.7. All diseased wood and rubbish should be removed from site. Any prunings can be collected to form log piles around the site boundaries in the vegetation and hedgerow margins to form ecological features
- 9.8. Heavy branches should be removed in sections and undercut to avoid tearing the bark, thereafter to be lowered by slings. No branch stumps should be left and no cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.

10.0 Play Area (LEAP)

- 10.1. The density of planting will require that most weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site. Weeds which grow shall be spot treated with a contact systemic weed killer from the Local Authority's Approved List, applied according to the manufacturer's instruction, care being taken to ensure that no spray touches any part of the shrubs or trees.
- 10.2. Where feasible, an application of a Local Authority approved residual weed killer will be permitted, applied to the manufacturer's instructions, on areas that have been cleared of all weed growth and before further germination has taken place.
- 10.3. Weeds which do grow shall be spot treated with an approved non-selective systemic weed killer, according to the manufacturer's instructions, care being taken to ensure that no spray touches any part of the shrubs.
- 10.4. If a chemical control is adopted, it must be noted that the surface of the ground must not be physically disturbed.
- 10.5. All litter is to be removed from play area.
- 10.6. Any vandalism which occurs is to be reported to local Planning Authority and remedied as appropriate by the appointed contractor.

The following inspections should be carried out every two weeks:

- 10.7. Remove any objects which do not belong in the playground. This is to include cleaning of the surface and litter.
- 10.8. Inspect for missing or broken parts and if necessary, lubricate or replace components.
- 10.9. Inspect frames, structures and joints and retighten as necessary.
- 10.10. Inspect moving or wearing parts, nets and ropes and repair and replace as necessary.

10.11. The following inspections should be carried out every year:

10.12. Inspection of the support structures and foundations for rust or rot, take appropriate action when necessary.

10.13. Inspect painted wood components, plywood and metal parts and apply a new finish in line with manufacturer's recommendations and with BS EN1176 Playground Equipment and Surfacing, where necessary.

11.0 Chalk Grassland

- 11.1. The chalk grassland restoration within the Community Open Space (COS) is to be maintained to create a natural habitat for biodiversity. This meadow is also to provide a barrier to the margins of the existing woodland and create an aesthetic picture to the setting of the woodland. The chalk grassland is also to form a dual purpose alongside leisure functions to form a walking route and connection to the peripheral walking route around the site.
- 11.2. The chalk grassland extends up to the transition area adjacent the phase 3 residential development. There is a mown grass accessible pathway across the edge of the chalk grassland, parallel with the phase 3. To achieve this, there is a level change down to the residential parcel. Part of this change includes a vegetated bank with steps and slopes, whilst the northern part includes a retaining wall, with a metal railing along the top to form a balustrade for health and safety.
- 11.3. Provision of the correct conditions is essential for good establishment of chalk grassland. Being on a slope provides good drainage but is not too steep to prevent mowing or other good management. To reduce soil fertility the final site crop should be removed completely, that is, all straw, stubble etc should be removed and not ploughed back in. This is to take some fertility from the soil with the removed material.
- 11.4. If the original chalk grassland was being restored/ retained, a thin layer of the soil with the seed base could be scraped off and stored and re-laid post landform works to maintain the existing valued vegetation. However, this is not the case and the current site is arable field with no sward or grassland seed or valued vegetation.
- 11.5. Sowing of prepared chalk grass mixes is likely to be the quickest and easiest option. Many commercial companies now provide calcareous grass seed mixes but, given the site's location with regard to Therfield Heath SSSI, a company that can provide seed of local provenance should be used. Flora Locale (www.floralocale.org) provide a useful list of contractors and suppliers which meet their requirements.

Seed mix proposed: Emorsgate Seeds (www.wildseed.co.uk) EM6 – Meadow Mixture for Chalk.

- 11.6. Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
- 11.7. Grassland establishment typically takes around 3 to 5 years. During this period a regime of cutting is required.
- 11.8. Any clay lumps or deposits should not be used as this is contrary to the chalk requirements of the chalk grassland.
- 11.9. Year 1: First-year cutting should take place in late summer after flowers and grasses have set seed. The first cut should keep the sward shorter than 10 cm. After mowing, cuttings should be removed from the site.
- 11.10. Year 2 and 3: The grassland should be mowed once in the second and third years after the flowers and grasses have set seed. Grazing by rabbits should be controlled or prevented during these first 3 years to allow the grassland to become established; that is, for seedlings to develop sufficient root systems to prevent uprooting when grazed.
- 11.11. Long term:

Mowing: this should be undertaken in early spring (March/April) and should be timed to avoid conflict with ground-nesting birds. Mowing encourages tillering; it also reduces competition from rank species and the encroachment of scrub. The sward should be cut to about 10cm in height and spreading scrub should be mown (if small) or cut back. Annual hay cut of chalk grassland to be undertaken in June-end August.

Monitoring: Evaluation of the management practices is required to get the right mix for establishment and long-term success. A site-specific long-term management plan is required. This should be drawn up by a suitably qualified ecologist include a monitoring and evaluation programme that will enable the management regime to be adapted as necessary. Monitoring of lowland grassland habitats should include:

- Extent of the grassland establishment: % ground cover, bald patches and presence of leaf litter.
- Sward composition: grass to herb ratio, positive indicator species, negative indicator species, species with local distinctiveness.

11.12. Areas of unmown grass should be left every year on a rotation to provide refuge for overwintering invertebrates. These should total no more than 25% of the total area. See appendices for map.

11.13. The cut grass should be dried on site (in small and limited amounts), turning it to assist drying and disperse seeds (this also significantly reduces the weight and bulk of material to be removed). The dried 'hay' should be removed within 7 days of cutting. On larger areas it may be practical to cut and bale quality hay. Where hay making is impractical, arisings to be removed from site. A meadow will yield 2 - 8 tonnes of dry hay per hectare (0.2 - 0.8 kg/m²). A 250m² (tennis court size) meadow will produce about 5 x 25kg hay bales (typical small square type).

Mown Paths

11.14. After 3 years, once the grass has established, the mown path locations along the edges of the chalk grassland can be formerly mown on more regular intervals. Mown paths minimise the impacts on the ecological value of the grassland and create a defined route/ area for people to use, which will naturally safeguard the remaining grassland, balancing the leisure and biodiversity requirements. The mown path locations are identified on the landscape plans along the edge of the chalk grassland and along the vegetated banks adjacent the phase 3 residential parcel. This is to form an accessible gradient route around the site, without having to use the steep path up to the woodland. See the Phase 3 Open Space Transition drawing ACD ref: LIN21280-19 in Appendix 5.

- 11.15. Mown grass footpaths shall be cut during the growing season (generally April to October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site. Mown grass footpaths will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed to the compost heaps (on site).
- 11.16. After the first year (year 3) of regular mowing, once the paths have been well-trodden, management will involve (be reduced to) five annual cuts between April and October.

12.0 Maintenance Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.
- There should be a minimum weekly litter pick over the entire site to keep the site free from litter

Fortnightly

- Amenity Grass to be cut every 10-14 days
- After year 3, chalk grassland mown paths cut between April - October
- Play area (LEAP) to be checked in accordance with 10.7-10.10

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.
- After year 4, chalk grassland mown paths cut between April - October

Bi-Annual

- The bark mulch should be topped up bi-annually
- Hedges to be managed – cut in line with guidance given in section 5.14-5.17

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.

- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Annual 'spring cut' of chalk grassland.
- Annual 'hay cut' of chalk grassland in late June-end August.
- Annual assessment of community woodland.
- Annual inspection of LEAP elements in accordance with 10.12-10.13.
- Monitoring report in year 1, to the LPA, to establish if the maintenance schedule has been undertaken.

After 2 Years

- After two years tree stakes and ties are usually ready to be removed.
- Monitoring report to LPA in year 3 to determine if the chalk grassland has survived.

Every 5 Years

- A suitably qualified person employed by the relevant management body to undertake a review of the condition, success and long-term maintenance of the planting.
- Monitoring report to LPA in year 5 to determine how the chalk grassland is developing.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing body's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the management body rectify these defects or apply for a variation to the landscape management plan.

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Open Space Programme



Open Space Scheme

This plan is to be read in conjunction with ACD drawings LIN21280-11 & 12 which contain detailed hard and soft landscape proposals

Layout is indicative, see latest site layout from Thrive- drawings ref: LIN170123.



Phase 1 Community Open Space.



Phase 1 Open Space

Included in the phase 1 open space are:-

- An existing route along the western boundary is to be maintained and improved with a hoggin pathway. This is to maintain access to existing rear gardens along the boundary. The pathway runs alongside a swale and will link into the new development over pedestrian bridges
- The area at the north-west of the development includes an attenuation basin, this will be seasonally wet and will be planted with damp loving trees and plants. This is an open area with access to pedestrians all around the basin.
- Existing informal pedestrian routes along the northern boundary and northern section of the eastern boundary will be maintained as existing, including the link to the tunnel under the A505. These paths are used by local walkers and dog walkers. Existing foliage along these routes will be maintained.
- The central spine road will include an avenue of trees with drifts of bulb planting beneath. This provides an identity to the main route through the development which will be used by vehicles and pedestrians.



Phase 1 Plot Landscape contains a LAP which provides a secure fenced area with seating for young children to play



Phase 2 Open Space

This includes a LEAP - see ACD drawing LIN21280 20 for detailed LEAP proposals. The LEAP provides a range of play equipment and play experiences for children of varying ages.



Phase 2 Plot Landscape



Phase 3 Open Space

This area links the community open space, through the residential plots, and connects to the central spine road and LEAP. This area provides an informal grassed area, with planting and clusters of trees, for recreation, walking and activity.



Phase 3 Plot Landscape



Phase 3 Infrastructure

- The central spine road will include an avenue of trees with drifts of bulb planting beneath. This provides an identity to the main route through the development which will be used by vehicles and pedestrians.



Site Boundary



B	18.01.18	Client comments	DPM
A	10.01.18	Client comments	DPM
Rev	Date	Details	Drawn



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scheme: Land North of
Newmarket Road,
Royston
client: Linden Royston LLP
drawing: Open Space Scheme
and Programme
date: Dec 2017
scale: 1:2000@A1
drawing no: LIN21280-51B
drawn: DPM checked: HCS

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Community Open Space Plan



Indicates extents of community open space



Rev	Date	Details	Drawn
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scheme: Land North of
Newmarket Road,
Royston

client: Linden Royston LLP

drawing: Community Open
Space Plan

date: Dec 2017

scale: 1:1000@A1

drawing no: LIN21280-52

drawn: DPM checked: HCS

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Landscape Strategy

The Community Open Space is to be maintained as an open chalk grassland with informal islands of native trees and under-storey planting. Chalk grassland is a threatened habitat and the proposals maintain and enhance this, providing habitat for a number of birds and insects. Minimal intervention is proposed with informal mown paths to encourage movement across those routes only.

The woodland is to be maintained as existing, a number of informal pathways exist already and these will be kept clear of vegetation.

The Open Space proposals enhance the existing site boundaries with the addition of native trees to suit the ground conditions. A native hedge along the western boundary will provide screening whilst access is maintained to rear gardens of existing dwellings. The addition of wetland plants along the proposed swale will increase the biodiversity of the site.

The Plot Landscape proposals include a number of planting styles to enhance the character of different areas. The main road includes a more formal avenue of *Tilia cordata* (small leaved lime). Main entrances and focal points include tree and specimen shrub planting. Front gardens include a mix of structural evergreen and perennial planting to provide year round colour and interest.



Above: Images of open chalk grassland



Above: Existing wooded areas around the site with pathways to be maintained as existing



Above: *Tilia cordata* will form an avenue of trees along the main spine road and be underplanted with seasonal bulbs



Above: Examples of attenuation basins both when wet and dry, the marginal planting of wetland species will increase the biodiversity on site



Above: Example of a play area to be used by residents from the new development and the wider area



Above: Example of a *betula pendula* tree planting to be included as part of Phase 3 open space

[illegible]

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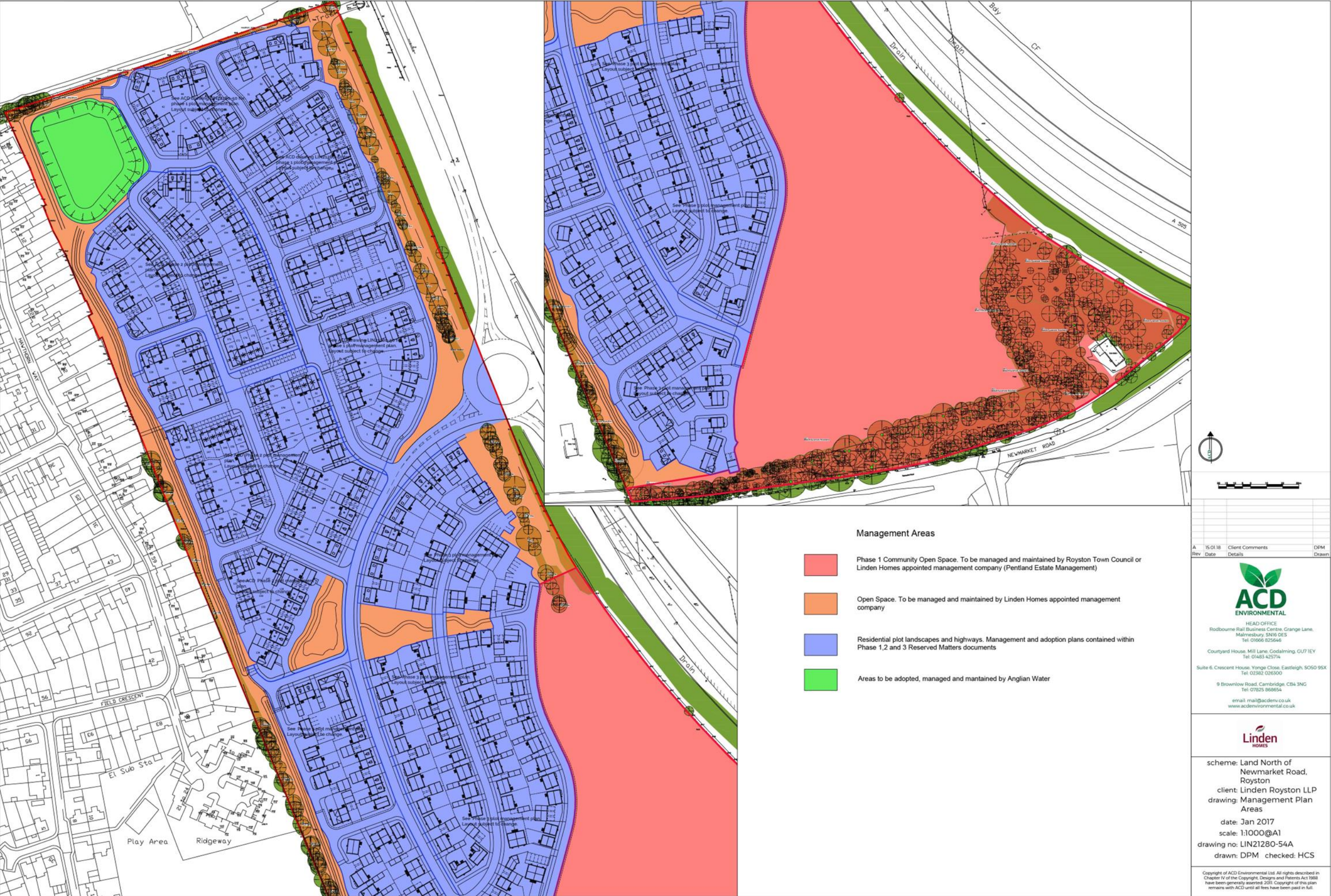
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scheme: Land North of
Newmarket Road,
Royston
client: Linden Royston LLP
drawing: Landscape Strategy
date: Dec 2017
scale: not to scale@A1
drawing no: LIN21280-53
drawn: DPM checked: HCS

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Appendix 4





Land North of Newmarket Road,
Royston, Hertfordshire
Phase 3 - Open Space Transition

scheme: Land North of
Newmarket Rd, Royston
client: Linden (Royston) LLP
drawing: Ph3 - Open Space
date: May 2024
scale: 1:500@A1
drawing no: LIN21280 19F
drawn: IN checked: JS

LINDEN (ROYSTON) LLP

F	15.05.25	Adding railing annotation	ALK
E	01.05.25	Adding retaining wall	ALK
D	30.07.24	Comments	ACG
C	15.07.24	New levels	GP
B	29.05.24	New levels	ACG
A	01.09.21	Footpath revision	IN

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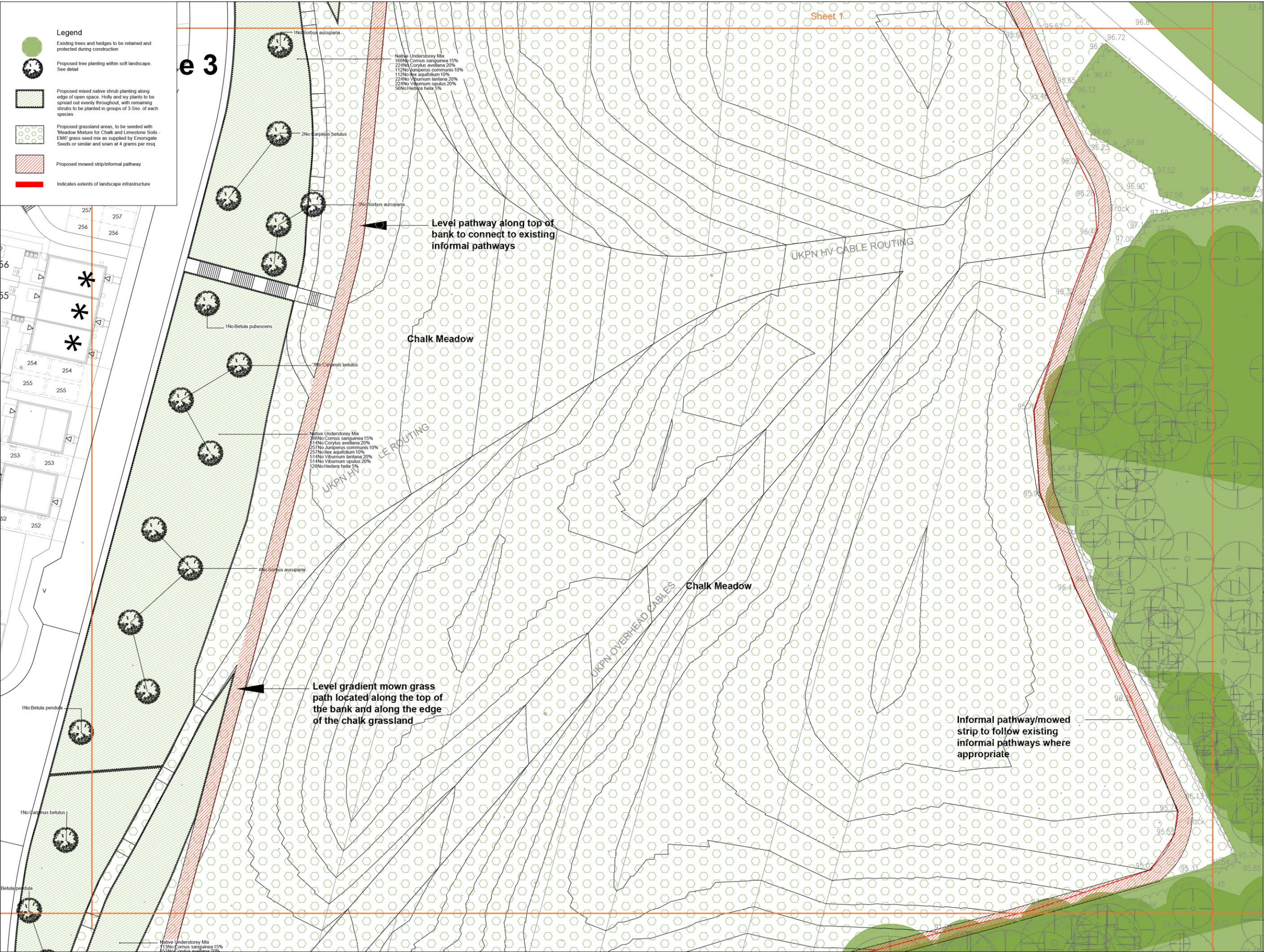
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SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTE: DO NOT SCALE FROM DRAWING

A	15.05.25	Add railing reference	JS
Rev	Date	Details	Drawn

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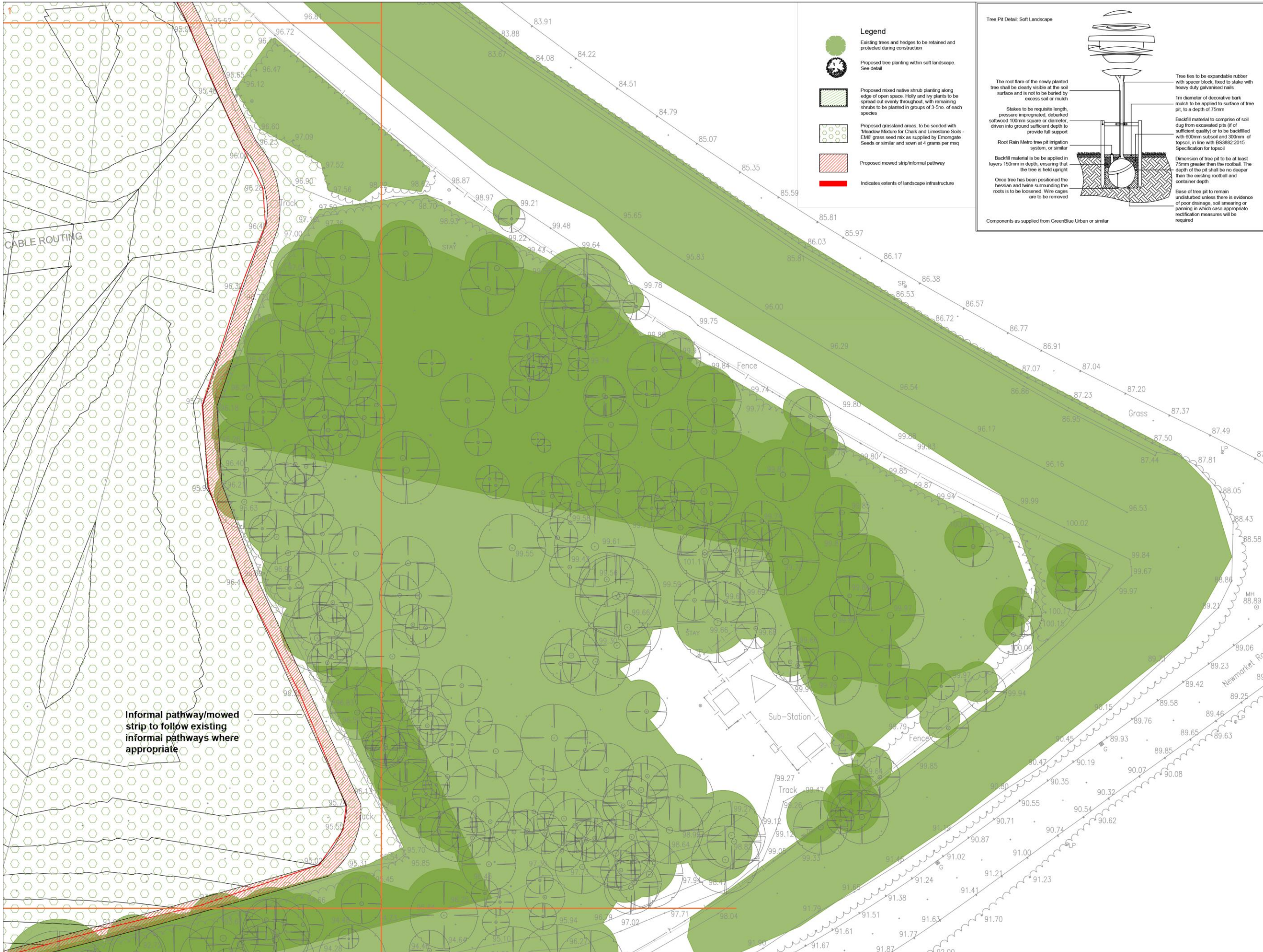
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scheme: Land North of Newmarket Road, Royston
client: Linden Royston LLP
drawing: Chalk Open Space Soft Landscape
date: May 2025
scale: 1:250@A1
drawing no: LIN21280-25A sheet 2 of 4
drawn: AD checked: JS

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Legend

- Existing trees and hedges to be retained and protected during construction
- Proposed tree planting within soft landscape. See detail
- Proposed mixed native shrub planting along edge of open space. Holly and ivy plants to be spread out evenly throughout, with remaining shrubs to be planted in groups of 3-5no. of each species
- Proposed grassland areas, to be seeded with 'Meadow Mixture for Chalk and Limestone Soils - EMO' grass seed mix as supplied by Emorsgate Seeds or similar and sown at 4 grams per msq
- Proposed mowed strip/informal pathway
- Indicates extents of landscape infrastructure

Tree Pit Detail: Soft Landscape

The root flare of the newly planted tree shall be clearly visible at the soil surface and is not to be buried by excess soil or mulch

Stakes to be requisite length, pressure impregnated, debarked softwood 100mm square or diameter, driven into ground sufficient depth to provide full support

Root Rain Metro tree pit irrigation system, or similar

Backfill material is to be applied in layers 150mm in depth, ensuring that the tree is held upright

Once tree has been positioned the hessian and wire surrounding the roots is to be loosened. Wire cages are to be removed

Tree ties to be expandable rubber with spacer block, fixed to stake with heavy duty galvanised nails

1m diameter of decorative bark mulch to be applied to surface of tree pit, to a depth of 75mm

Backfill material to comprise of soil dug from excavated pits (if of sufficient quality) or to be backfilled with 600mm subsoil and 300mm of topsoil, in line with BS3882:2015 Specification for topsoil

Dimension of tree pit to be at least 75mm greater than the rootball. The depth of the pit shall be no deeper than the existing rootball and container depth

Base of tree pit to remain undisturbed unless there is evidence of poor drainage, soil smearing or panning in which case appropriate rectification measures will be required

Components as supplied from GreenBlue Urban or similar

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.

NOTE: DO NOT SCALE FROM DRAWING

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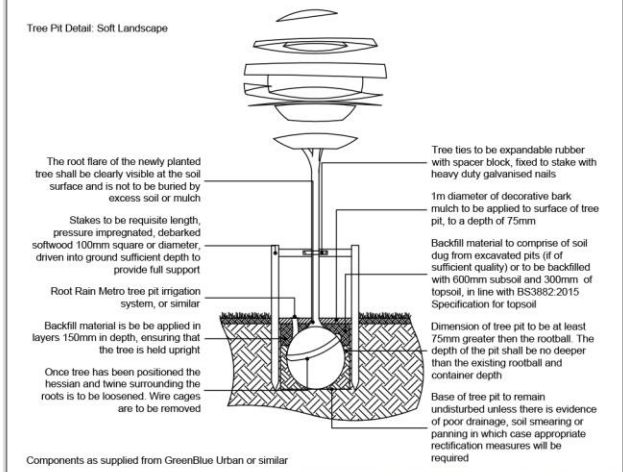
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scheme: Land North of Newmarket Road, Royston
client: Linden Royston LLP
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date: May 2025
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drawing no: LIN21280-25A sheet 3 of 4
drawn: AD checked: JS

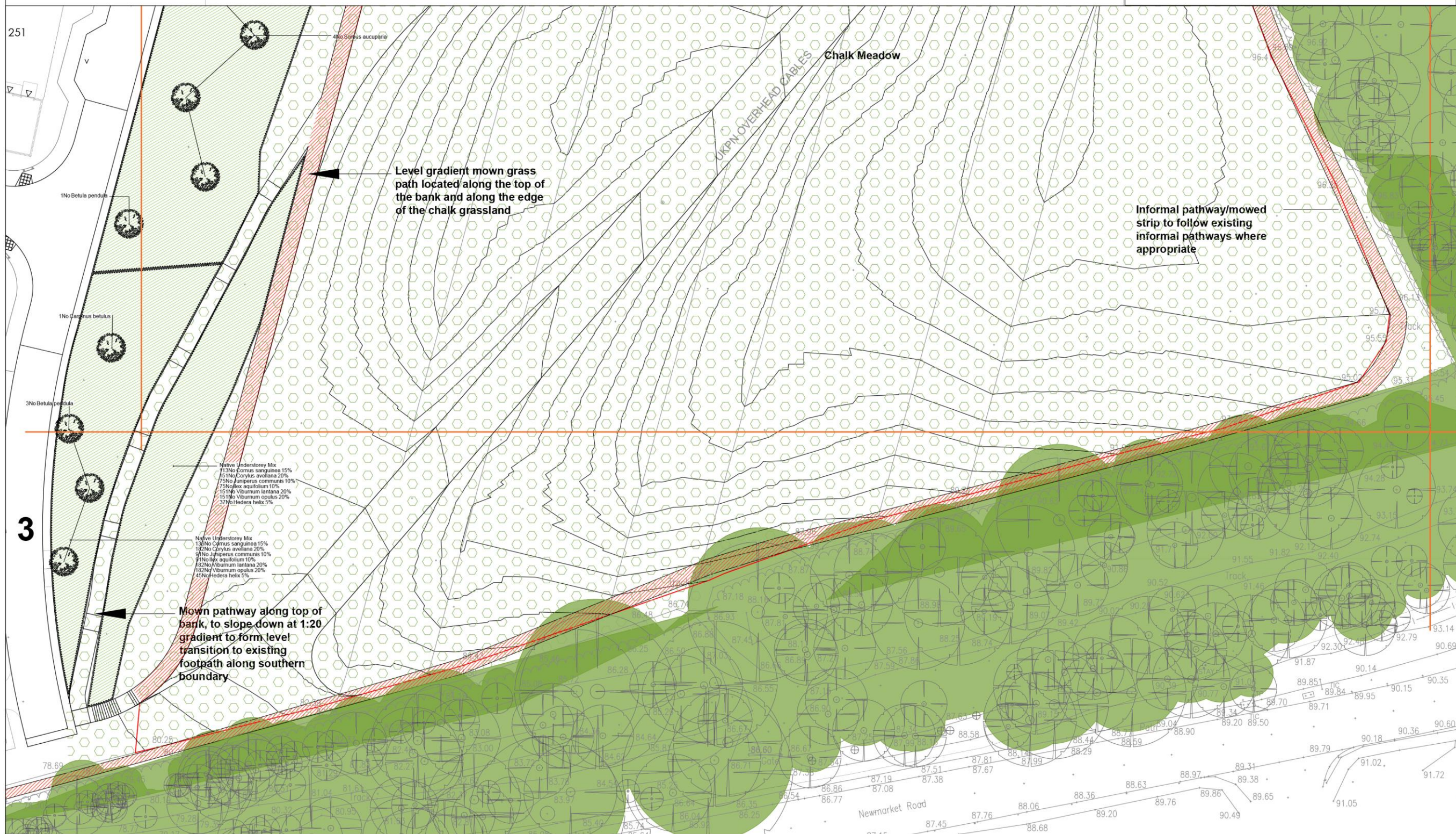
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Plant	Species Name	Girth	Height	Density	Specification	No.
Trees						
	<i>Cornus betulus</i>	10-12cm	300-350cm	counted	leathered standard BR	10-
	<i>Betula pendula</i>	10-12cm	300-350cm	counted	Standard Clear Stem 150-175	RB1-
	<i>Sorbus aucuparia</i>	10-12cm	300-350cm	counted	Standard Clear Stem 150-175	RB1-
	<i>Betula pubescens</i>	10-12cm	300-350cm	counted	Standard Clear Stem 150-175	RB2-
[3] native understorey]						
Number	Abbreviation	Species	Specification	Density/Weight	Percentage Contribution	
1497	CORSA	<i>Cornus sanguinea</i>	Branched 4 brks BR	2/m ²	10%	
1907	CAV	<i>Corylus avellana</i>	Branched 3 brks BR	2/m ²	20%	
474	HEDHa	<i>Hedera helix</i>	Several Shoots 2/3 brks. Caned	2/m ²	5%	
952	JA	<i>Ilex aquifolium</i>	Branched 3 brks C	2/m ²	10%	
1907	UNICO	<i>Juniperus communis</i>	Single leader C	2/m ²	10%	
1907	VIBLA	<i>Viburnum lantana</i>	Branched 4 brks BR	2/m ²	10%	
1907	VIBOP	<i>Viburnum opulus</i>	Branched 4 brks BR	2/m ²	10%	
Total 9528						



SPECIFICATION
All works generally, to comply with the written Soft
Landscape Specification.

NOTE: DO NOT SCALE FROM DRAWING



			
			
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LEGEND

- Site boundary
- Phase 3 boundary
- Existing trees and vegetation to be retained
- Proposed chalk grassland meadow
- Proposed native shrub planting along bank
- Proposed native tree planting
- Proposed timber steps
- Proposed mown grass footpath
- Existing HV electricity cable route
- Retaining wall - To have 1.2m high black bow top railing

Retaining wall with 1.2m high black bow top railings running along the top.

Steps provide connectivity from the green links through to the chalk grassland.

Green link

Gradient mown path going across the bank to provide a more inclusive route within the chalk grassland open space.

PHASE 3

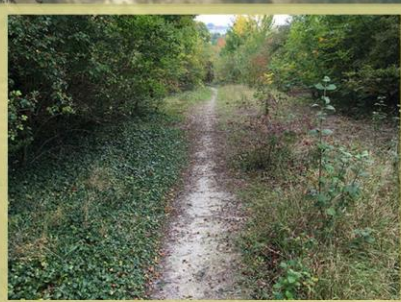


Timber steps built into bank to connect to mown footpath at the top of the bank. Steps formed by timber sleepers, forming 150mm risers with minimum 450mm deep treads.

Proposed planting of native tree and understorey along the embankment to form a vegetated buffer to the edge of the chalk grassland open space.



Existing mature woodland to be retained with existing tracks through and beyond the woodland.



Existing track with vegetation adjacent to the Phase 3 boundary.



Existing mature woodland to be retained with existing tracks through and beyond the woodland.



Proposed chalk grassland meadow.

Level mown grass path along top of embankment to tie into existing paths along the site boundary to form connection to the wider site.

Level gradient mown path located along the top of bank and along the edge of the chalk grassland open space.

Mown path along top of bank to slope down at 1:20 gradient to form level transition to existing footpath along southern boundary.

Existing woodland and tracks to be retained.

Grass cutting rotation schedule

- Yr 1- Area 1 to be left uncut
- Yr 2- Area 2 to be left uncut
- Yr 3- Area 3 to be left uncut
- Yr 4- Area 4 to be left uncut



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