

KING JAMES'S SCHOOL - AGP

Landscape Management Plan

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King James's School
LMP

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REPORT
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1 INTRODUCTION

RPS were commissioned by McArdle Sport Tec to provide a landscape management plan for the proposed AGP development at King James's School, Knaresborough, Yorkshire. The plan also includes landscape proposals for the proposed development works at the site, that include new shrub and tree planting to the southern and western boundaries of the new Artificial Grass Pitch (AGP) at the school as required to discharge a planning consent.

Planning Reference - NY/2018/0278/FUL

Condition

6. Prior to the commencement of use of the development, a detailed landscape, maintenance and aftercare scheme shall be submitted to and approved in writing by the County Planning Authority. The landscaping scheme will be implemented in accordance with the agreed scheme for the duration of the life of the development.

Reason: In the interests of public amenity.

The implementation of a considered landscape plan and management proposal will greatly improve the general appearance of the site, through appropriate management of the vegetation. This will provide habitat potential for the local flora and fauna. These landscape elements will aid the integration of the proposed development in to the existing landscape and aim to provide long term benefits to the landscape.

The purpose of this plan is to assess the proposed landscape and provide details of the how by appropriate management this can provide improved visual and ecological potential. The new landscape will provide greater opportunity to increase the ecological potential by planting that will provide greater species diversity and introduce local species appropriate for the recognised landscape character of the site. Consideration has been given to long term sustainability and resilience to ensure greater viability of the site in landscape terms. The new landscape should provide screening to the site whilst improving biodiversity and creating a sustainable landscape.

2 SITE INFORMATION

The site under consideration is a section of land located at King James's School, Knaresborough. The site forms part of the open space and sports provision at the school, to the southeast of the school main buildings. The AGP will be situated to the west of a large cemetery, school playing fields to the west and residential properties (Grimbald Road and Farfield Mount) located to the south.

There are no rights of way within the site.

The area is an existing artificial surfaced facility with intensively managed as short grass around. The most significant current landscape features of note within the site are the mature trees that are found occasional along the north eastern boundary Existing grass pitches are located outside the development area and there is a steep terrace formed across the site from west to east.

The area considered in the report extends to approximately 0.23 Ha in size and it is located at Ordnance Survey Grid Reference SE 35591 56598. The site is approximately 0.75 Km from Knaresborough Town Centre.

A Tree Preservation Order check was made with Harrogate Borough Council (25/10/2019) and it was confirmed that there are no trees covered by an order, and it was noted it is not part of a Conservation Area.

3 GENERAL STANDARDS

Retention Values

The implementation and maintenance of all planting will be covered initially by the main contractor under the 12 months defects and maintenance period from the agreed practical completion date, in accordance with RPS Landscape Planting Plan (Figure 01.01). The contractor will be responsible for any plant failures defects in this period. Once this 12-month period has expired, the contractor will liaise with the client to agree a handover date. From this agreed date, the responsibility for all future grounds maintenance will be passed to the appropriate management body.

The works shall be carried out in accordance with:

- (a) The purposes of the stated objectives;
- (b) Good horticultural practice or the current British Standard with particular reference to:
 - BS 3998: Recommendations for tree work
 - BS 8545 Trees: from nursery to independence in the landscape. Recommendations
 - BS 4428: Code of practice for general landscape operations
 - BS 7370: Grounds maintenance
 - Part 1: Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.
 - Part 2: Maintenance of hard areas.
 - Part 4: Maintenance of soft landscape (other than amenity turf).
 - BS 3882: 2007: Recommendations and Classifications for Top Soil.
 - Control of Substances Hazardous to Health (COSHH) Regulations
 - Control of Pesticide (COPR) Regulations
 - Forestry and arboricultural safety and training council safety guidelines (AFAG).

(c) 'Wildlife and Countryside Act 1981 (as amended)' and 'Conservation of Habitats and Species Regulations 2010'.

The contractor shall ensure that all property and utilities are protected against accidental or negligent damage that may occur. Any damage incurred by the contractor in carrying out their duties is to be made safe immediately and repaired to the satisfaction of the client at the earliest convenient time, or as agreed, at the cost of the contractor.

It shall be the landscape contractor's responsibility and liability for any damage to person or property, however caused. All operatives shall be trained according to the task to be undertaken.

Timing of Works and Ecological Considerations

It is an offence to disturb nesting wild birds and their nests, bats and bat roosts and injure or kill any native species of reptile under the Wildlife and Countryside Act 1981. All UK bats are also European protected species under the Conservation of Habitats and Species Regulations 2010. In all cases a check in advance by an ecologist, is recommended, so that there are no birds nesting in the area of operation, and that no European protected species would be disturbed by the works.

Prior to works to trees, hedges and shrubs taking place consideration will be given to the potential for nesting birds with advice being sought from a suitably qualified ecologist and/or works will take place outside the bird nesting season to avoid any destruction or damage to birds' nests.

Routine monitoring shall be carried out to ensure that operations are undertaken as programmed and to take appropriate action to deal with damage and debris arising from periods of heavy rainfall, high winds and heavy snowfall.

Vegetation clearance, pruning and trimming operations shall take place outside the bird nesting season (generally March to August inclusive).

Replacement planting (due to failed planting stock) must be of the same size and specification and is to be carried out in the next available planting season.

Management of Works

The contractor shall ensure that instructions for works are received and acted upon and that inspections of the works are carried out by the Employer or their representative at regular intervals.

The Employer shall satisfy themselves that the Health and Safety requirements of site operations are maintained at all times.

Works shall be carried out at regular intervals during the growing season and as necessary to fulfil the requirements of the specification as well as the operational requirements of the site. The contractor is responsible for the acts of its employees and ensure that smoke, dust, chippings, un-reasonable noise, vehicular movements and any other nuisances are minimised at all times.

Equipment and Machinery

All equipment shall be used for its designated purpose and all operatives fully trained, qualified and authorised to use the equipment.

All equipment shall be stored securely as agreed with the Employer and not left unattended. If fuel is to be stored on site, this is required to be located on an area of hardstanding, in a double skinned tank.

General Litter

Any areas where general debris collects shall be removed as required and disposed of to a licensed tip.

Litter picking, including any blown litter, shall be carried out weekly from all hard and soft areas and disposed of to a licensed tip.

Disposal

All arisings, debris and rubbish from the works shall be cleared and disposed of from site, to a licensed compound where required, as the works proceeds. Composting on site maybe viable subject to confirmation with the waste plant operator.

All areas are to be clear of machinery and arisings at the completion of the works, and if left on site during the works are secure and securely fenced off at the end of each working day.

Burying and burning of arisings will not be permitted.

4 LANDSCAPE OBJECTIVES

The broad design objectives are as follows:

Landscape Integration: to provide an appropriate landscape setting for the site; integrating with adjacent land uses where appropriate and screening the artificial grass pitch and its infrastructure.

Landscape Amenity: to respond to the setting, scale and character of the site.

Biodiversity: to protect, manage and monitor the habitat on the site to ensure the maintenance provides opportunities of diverse species to establish.

The main landscape objectives are summarised below:-

- Maintain and strengthen the surrounding landscape features
- Create new and diverse shrub and tree habitat to aid biodiversity
- Create habitat and enhance its conservation interest
- Establish new trees to add age range diversity and improved sustainability.

5 LANDSCAPE APPRAISAL

Current Landscape

The site is currently part of a larger sports field and sports facilities for the School and is surrounded by intensively managed as short grass. The boundary landscape features (hedges and trees) do provide some visual and ecological diversity. However, the age range and species diversity are limited and gaps in the tree lines are starting to appear due to maturity and tree loss. Boundaries to residential properties are fairly open and the proposed landscape will help to screen the facility.

Proposed Landscape

The site will be developed, with a new upgraded Artificial Grass Pitch facility with associated infrastructure for the use of the pupils in the school and the local community. The main body of the development will be constructed in the central area of the site being considered. The site development associated with the planning application intends to provide new landscape features; therefore, the development will aim to enhance the current landscape.

The landscape planting has been designed to create new native shrubs and to plant new native trees.

The current species diversity within the landscape area is low with typical native tree species forming the majority of the site species diversity where not part of the open short grass. The proposal for the site includes new tree planting of birch (*Betula pendula*), field maple (*Acer campestre*), hornbeam (*Carpinus betulus*), beech (*Fagus sylvatica*), English Oak (*Quercus robur*) and Scots Pine (*Pinus sylvestris*). The shrub planting will consist of hazel (*Corylus avellana*), privet (*Ligustrum vulgare*), and holly (*Ilex aquifolium*).

The shrubs will be allowed to grow and form the understorey to the trees planted and provide an ecological resource that is varied in species diversity and structure. Some coppicing of the shrubs may be considered in the longer term to create even more habitat value and lower canopy structure. Tree planting will be carried out within the shrub planting to provide long term height and additional screening into the site.

The intention is to produce a line of shrubs and trees to one of the sides of the site that will aim to filter the playing fields from the residential housing. This planting will provide visual screening and amenity into the site, whilst increase the ecological diversity of the site and creating a more visually attractive area.

The remainder of the site outside of the AGP fencing will be open grassland cut as short grass.

6 MANAGEMENT SPECIFICATIONS AND ENHANCEMENTS

Generally, the proposed landscape will benefit of the local flora and fauna, low maintenance shrub and tree areas, that will have the impact of improved visual amenity and will be beneficial for wildlife. The new plantings will help to create more species diversity on the site.

The management specification set out below is one that can be used as an annual schedule. It is expected that the initial establishment period beyond the first year following planting, will be 5 years and then the maintenance schedule will be reduced to general shrub and tree maintenance and general site inspections. It is recommended that the Landscape Management Plan be reviewed after 10 years.

Each area type has been recognised on the Landscape Planting Plan (Figure 01.01) and should be maintained using the guidance contained below. A guide to the timing for the programme of operations is also provided in Appendix 1.

General Management

Initial works to enable clearance of the proposed landscape areas will be undertaken as soon as possible and prior to any others works.

Removal of any redundant infrastructure that will impede the landscape establishment works.

Planting areas should be identified and marked out so that clearly designated areas in compliance with the approved planting plan are created. There may be a requirement for top soiling if the planting medium is considered poor or not adequate, but it should be assumed that initially this will not be required. The existing grass and perennial vegetation should be cut down and the area to be planted cleared to provide open ground ready for planting to take place.

All planting works should also be carried out between October and March in the first season following completion of construction works.

All litter to be removed prior to undertaking any works when site visited.

Following on from completion of all development works and the planting the new areas of landscape should be maintained as described in Appendix 1 – Landscape Maintenance Schedule, for the following 5 years until fully established and independent in the landscape.

Landscape Maintenance Specifications

Proposed Landscape

Tree/Shrub Planting

(Mixed native species trees and shrubs)

Specification for tree planting located on Landscape Planting Plan (Figure 01.01)

Maintenance/Design Objectives

- Enhance visual amenity
- Reinforce site layout and legibility
- Enhance biodiversity
- Screening to the built form, including fencing structures.
- Habitats: Create and maintain new patches of habitat.
- Integrate with surrounding landscape and character

Maintenance Requirements

- Planting to be maintained to encourage vigorous growth according to species habit
- Species planting blocks to be maintained to encourage substantial coverage and interlocking with adjacent species to avoid bare patches and discourage weed growth.
- Maintenance requirements including pruning shall be required to be tailored to the individual species.
- Remove any dead, dying and damaged growth or growth obstructing vehicular routes outside of bird breeding season (March to August inclusive).
- Check condition of guards and shelters and replace broken or missing items until such a time as they become redundant. Adjust if necessary to allow for growth and prevent damage to bark. Remove as soon as practical.
- Re-firm any plants that have been disturbed by adverse weather or interference.
- Maintain a weed free area at the base of all trees and shrubs, with approved herbicide or mulch.

References

BS8545: Trees from nursery to independence in the landscape

BS 4428: Code of practice for general landscape operations

BS 7370-4: Grounds maintenance

Recommendations for maintenance of soft landscape

COSHH Regulations

Figures

Figure 01.01: Landscape Planting Plan

Appendix 1

Typical Programme of Operations

APPENDIX 1 – TYPICAL PROGRAMME OF OPERATIONS

