

Manor Court
Landscape Management Plan

PLANNING

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1.0 INTRODUCTION

Landscape Integration: to provide an appropriate setting for the new development, responding to the existing character and geographic conditions

Landscape Amenity: to respond to the scale and character of the site. Retain and improve existing heritage features.

Biodiversity: to manage and enhance the nature conservation value of the site wherever possible

The following specific categories have been assigned to the scheme:

- New young tree planting
- Native shrub and tree planting
- Native Hedgerow species
- Meadows
- Conservation of existing tree resource

The plans are a direct response to the ecological findings

1.1 SITE DESCRIPTION

Refer to Studio Loci planting plan. To be read in conjunction with SP-01 specification notes

GENERAL MAINTENANCE REQUIREMENTS

2.1 Workmanship and Quality

Work is to be carried out by a competent contractor familiar with management operations required for a development of this type in accordance with BS44828 Landscape operations and preferably one who is BALI registered.

Work shall be carried out during the appropriate seasons and with ground and weather conditions being suitable for the relevant operations required.

Works to be carried out to BS 7370.

Importance will be placed upon the encouragement of early establishment and the general appearance of landscaped areas. Not only taking into account the specific instructions in the specification the maintenance contractor will be expected to maintain all landscape areas to a very high standard, to reflect the profile of the development. The need to maintain a weed and litter free environment is seen as essential and the presence of such shall not be accepted.

Soft landscaping to be timetabled and implemented during the first planting season (Mid-November to Mid-March) after the substantial completion of the hardworks.

2.2 Initial Site Visit

The maintenance contractor shall familiarise themselves with the site prior to commencement of works. The contractor should be satisfied as to the nature of works required and any other matters that could effect the execution of work

Initial Site Preparation

Should it be necessary the contractor shall carry out an initial maintenance visit to bring the site up to an acceptable standard before regular maintenance begins.

2.3 Machinery and Tools

Only machinery and tools suitable for the site conditions and work to be carried out are to be used. Hand tools are to be used around trees and shrubs.

2.4 Cleanliness

All grass, weeds, dead leaves, debris and arisings to be removed from site and disposed of unless specified. The site shall be left in a clean and tidy condition.
Roadways and footpaths are to be kept free of soil, mud and any other obstructions and to be kept in accordance with Local Highway Authority requirements

Damages

Any damages caused during maintenance operations to hard or soft landscape shall be made good by the Maintenance Contractor at his own expense. In particular the Contractor shall ensure that trees and plants are not subject to damage by strimming/mowing operations

2.5 Chemicals

All operations are to be undertaken by suitably qualified personnel, comply with current Safety and Pesticide Act Legislation and in accordance with Local Authority requirements and current CDM Regulations observing all precautions.

Only approved chemicals and only the products on the current list of the Agricultural Chemicals Approval Scheme are to be used. All precautions recommended by the manufacturer are to be observed and containers removed from site immediately after they have been emptied or are no longer required. Chemicals should only be applied in the appropriate climatic conditions and care should be taken to avoid overspray or drift.

Work near water/land drains should comply with MAFF Code of Practice for the use of herbicides on weeds in watercourses and lakes.

2.6 Health and Safety

The Maintenance Contractor will ensure that all equipment or apparatus brought onto or used on site is safe without risk of health and has been maintained at a standard that will not constitute an offence under the Health and Safety at Work Act 1974, or any other relevant statutory provision relating to Health and Safety.

Maintenance operatives should be adequately informed, trained and supervised and to be sufficiently competent to perform their work without risk to Health and Safety or to themselves, or to any other person. All work will be done in accordance with all relevant codes of safety practices currently in force.

The use of Personal Protective equipment or anything else necessary in the interest in Health/Safety or welfare of themselves or any other persons who may be affected by their work shall be used.

2.7 Watering

Ensure the full depth of topsoil is thoroughly wetted.

Use a fine hose or low pressure hose where appropriate to avoid damages or loosening plants.

When necessary loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispensing on the surface.

Water as necessary to ensure the continued thriving of all planting until restrained from doing so by statutory legislation.

Obtain approval before using a supply other than portable mains water.

2.8 Litter Collection

Collect all litter and rubbish detrimental to the appearance of the site, remove from site and dispose of. To be carried out every time there is a site visit.

2.9 Making good defects

The Landscape Contractor shall maintain the site for a period of 12 months following practical completion. The site shall be maintained for a further period of 4 years by the landscape contractor **OR** the relevant adopting body **OR** the client as applicable. All planting areas are to be kept free of weeds for the duration of the maintenance period. All plants that are found dead, diseased or dying at the end of the first growing season shall be replaced at the contractors own expense in the next available growing season. Areas of turf that have not become successfully established shall be re-laid in the next available season.

3.0 LANDSCAPING MAINTENANCE REQUIREMENTS

3.1 Grassed Areas- To be read in conjunction with specific maintenance requirements, located within this report, Item 4.6.

Make good all ridges, ruts, depressions or dead areas. Topsoil, re-seed or re-turf to match existing in quality and appearance. Top dress where necessary with fine topsoil to BS3882 2015

Remove all litter, rubbish and debris from grassed areas before mowing.

Maintain meadow height by mowing, refer to later parts for frequency

Repair any damaged areas.

Remove litter, rubbish and fallen leaves regularly to maintain neat appearance.

Do not allow mowing machinery closer than 100mm to any tree stem. Avoid damage to tree stems by nylon filament, rotary cutters or other mechanical tools.

It is important site line/Visibility splays are maintained free of planting and visibility lines can be maintained clearly

3.2.1 New Planting

Keep beds clear of weeds and litter and maintain a weed free environment by use of mulch, hand weeding or approved herbicide.

Remove dead plants and replace when season allows, maintain bark mulch levels after this operation is carried out. Containerise stock to be replaced at any time of year except during periods of drought or waterlogged ground conditions.

Treat all pests and diseases as necessary.

Carry out works as per maintenance schedule.

3.2.1 Native Shrub planting

Encourage dense coverage through pruning, cultivating, watering when required, fertiliser application, incorporating organic matter and mulching

Check kerbs for breaks

Generally selectively prune to encourage naturalistic plant growth of taller shrubs

3.2.2 Hedges

Encourage dense coverage through pruning and watering

Cut new *Prunus lusitanica* to an A shaped hedge (To encourage light all the way to base) at a height of 1.8m and 1m wide. Hedge cutting should be done outside bird nesting season

New native hedge buffer hedge to be maintained as an informal buffer screen circa 5m high. Ensure growth does not impact visibility line or impinge on the road

Cut new *Prunus otto luyken* to to a height no greater than 600mm high.

Ensure all visibility splays are maintained

3.2.4 New Planting: Fertiliser

In March or April, evenly spread a suitable fertiliser carefully incorporating below mulch materials to manufacturer's recommendations.

3.4 Tree Stakes and Ties

Inspect at regular intervals and especially after strong winds. Check stakes for looseness, breaks and decay and replace as necessary to original specification.

Adjust, re-fix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing.

Remove redundant tapes, tags, ties, labels and other encumbrances.

Remove stakes and ties during the spring when no longer required to support the tree and infill holes with topsoil lightly compacting soil.

3.5 Refirming

Ensure that trees and shrubs remain firmly bedded after strong winds, frost heave and other disturbances. Refirm by treading around base. Collars at base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary.

3.6 Pruning

Prune trees and shrubs where required to remove any dead, diseased, damaged or crossing branches and suckers to create a balanced form for future growth.

Prune in accordance with good arboricultural practice and BS3998 Recommendations for tree work.

Remove, twice a year, any growth encroaching onto grassed areas, paths, road signs, sight lines and light fittings.

3.7 Maintenance of Mulch

Where appropriate top up with same kind of mulch to a thickness of 75mm. Sweep up and replace mulch spilling onto adjacent areas and if not contaminated with weeds or rubbish return to planted area. Check mulch levels twice a year.

3.8 Winter Leaf Removal

Remove excessive accumulations of drifted leaves from planting beds, pavements and grass.

3.9 Paths and paving and fences

Applies to surfaced cycleways, bridleways and footpaths in accordance with BS 7370: Part 2, sections 3.2. This is summarised as below

All areas to be kept free from the following: rubbish, including leaves, dust and accumulated grit, stains e.g. oil spills; graffiti, chewing gum, weeds, moss and algae

Edges of sealed surfaces to be maintained with shears or edging tool to retain crisp, sharp edge.

Ensure no herbicide drift, seepage or spillage onto adjacent soft areas occurs.

Fencing should be regularly inspected for decay, defects and corrosion.

All timber features and components should be regularly inspected for rot, decay and defects.

Damaged and defective timber should be replaced with suitable hardwoods or treated softwood.

Surface treatments such as stains and paint should be kept in good condition and touched up/reapplied as necessary.

4.0 Specific Management Requirements

4.1 New young Tree Planting

During establishment the trees are to be maintained in a weed-free condition. Do not allow nylon filament, rotary cutters or other mechanical tools closer than 100mm to the stem of any tree. Herbicide must only be applied by suitably qualified personnel and in accordance with the COSHH regulations.

If there is a prolonged dry period during the summer it will be the maintenance contractor's responsibility to water the trees on a weekly basis to help establishment.

Firm soil around roots to ensure plants are planted securely in the ground and upright.

For the first 2 years the tree-ties are to be checked monthly by the maintenance contractor and loosened or tightened as necessary. After 2 years the stakes and ties are to be removed.

Should any failures occur trees are to be replaced in the following planting season with replacements to the same specification as the originals and a final check carried out 5 years following planting.
Prune as required to remove any dead, diseased or damaged shoots and
Create a balanced form for future growth.

Follow principles set out in BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations. The nominated contractor should ensure root flare is not too deep as illustrated in Figure F.9 BS 8545:2014 Trees. It is important that the planting depth is not too deep. During planting It is also critical that the removal, where feasible without root ball disturbance, of wire baskets, hessian and twine used in the rootballing process should be undertaken ensures that that future root development is not inhibited. For further details please refer to LDC tree pit details.

4.2 Native shrub planting

All areas of shrub planting to contain a mulch layer of 75mm thick, helping to suppress weeds whilst also providing a supportive structure for young delicate growth.

All planting to be protected with Clear spiral tree protection 600mmx38mm with 12/14 90cm bamboo cane support

Maintain a 300mm diameter weed/grass free area around the base of each plant with the use of mulch, mulch mats, mowing or approved herbicide avoiding damage to adjacent plants. April to September for 5 years.

Water only in exceptional circumstances to prevent plants from dying.

Thinning – the aim of thinning is to provide adequate space for improved growth. Overcrowded trees will become tall and thin with limited root systems. It is important that thinning is carried out before the native planting and trees become spindly.

Thinning little and often is ideal as groups develop.

Removal of shrubs should be done carefully to preserve the overall appearance and integrity of the group.

Groups should be looked at for thinning soon after foliage of adjacent plants has begun to touch.

Qualities to look for

Good vigour

Absence of tight corks in branch systems

Absence of damaged bark or branches

Absence of disease or decay

An early balanced branch system without excessively long and potentially unsafe branches.

All arisings to be removed from site.

4.3 Native Hedgerow

The proposed native hedgerow is to be kept under supervision and protected from rabbits or hares if required with the use of rabbit guards or fencing to entire perimeter. Contractor to submit proposals

The intention is to maintain a dense screen from ground level upwards. Particular care shall be taken to maintain the hedges in a neat and tidy condition on all sides.

During periods of dry weather water to prevent plants from dying.

Maintain weed or grass growth at base of hedge to a maximum height of 100mm by regular mowing or hand cutting.

To establish dense growth trim leaders once a year to promote side shoots. In later years let leaders grow to the required height.

Clip or brush up side shoots to keep growth to required width and increase density annually.

Annual trim in September and if necessary during mid-summer months after berries have developed and dropped. Native hedgerows shall be maintained at no greater than 1.2m in height outside bird nesting season – March to August

All arisings from the above operations should be removed from site as well as any cuttings lodged in the surface of the hedge.

4.4 Meadow

Carry out any reinstatement works as required, preparation and seeding to be carried out in accordance with suppliers recommendations.

First Year

Cut sward to a height of 5cm every 2 months or when sward reaches 15cm.

Remove all material to avoid smothering sward. Where persistent weeds are a problem spot treat with Glyphosphate or dig out.

First cut 5cm March/April final cut September/October – remove all cuttings.

Future Maintenance

The sward should be well established after the 12 months.

Cut to 7.5cm during March/April and remove cuttings.

The second cut should take place at the end of the flowering season during August/October. (The flowering season may vary slightly according to climatic conditions). Remove all cuttings.

The site may require further cuts in the autumn period to remove untidy growth in an extended growing season.

5.0 BRITISH STANDARDS IN RELATION TO MAINTENANCE OPERATIONS

BRITISH STANDARDS INSTITUTION (BSI)

BS 3882 Specification of topsoil

BS 3998 Recommendations for tree work

BS 4228 Code of practice for general landscape operations (excluding hard surfaces)

BS 5837 Guide for trees in relation to construction

BS 7370 Grounds Maintenance:

Part 1 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance

Part 2 Recommendations for maintenance of hard areas (excluding sports surfaces)

Part 3 Recommendations for maintenance of amenity and function turf (other than sports turf)

Part 4 Recommendations for maintenance of soft landscape (other than amenity turf)

Part 5 Recommendations for the maintenance of water areas

BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations

6.0 5 year maintenance schedule

	5 Year maintenance schedule													
NO	TASK	J 1	F 2	M 3	A 4	M 5	J 6	J 7	A 8	S 9	O 10	N 11	D 12	NOTES
1.0	TREE PLANTING													
1.1	Watering				X	X	X	X	X	X				Daily if required in summer
1.2	Check ties, staking etc			■						■				Consider removal after 5 yrs
1.3	Pest & disease control			X	X	X	X	X	X	X	X			As required
1.4	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule
1.5	Works to trees		X								X			As required
2.0	NATIVE SHRUB PLANTING													
2.1	Litter collection and removal from site	■	■	■	■	■	■	■	■	■	■	■	■	Keep litter free at all times
2.2	Weed control (by hand)	X	X	■	X	■	■	■	■	■	X	■	X	As specified
2.3	Weed control (chemical)					X		X						And as necessary
2.4	Watering				X	X	X	X	X	X				Daily if required in summer
2.5	Top up mulch					■					■			To 75mm as required
2.6	Firm up plants			■						■				
2.7	Pest & disease control			X	X	X	X	X	X	X	X			As required
2.8	Thinning out and trimming planting										■			As required
2.9	Replacement planting (all plant types)	X	X	X								X	X	By agreement as schedule
2.10	Checking of mulch matt	X	X	X	X	■	■	■	■	■	X	X	X	Maintain a weed free, neat and tidy appearance
NO	TASK	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
4.0	MEADOW AREA													
4.1	Litter collection and removal from site	■	■	■	■	■	■	■	■	■	■	■	■	Keep litter free at all times.
4.2	Watering of newly seeded areas until established				■	■	■	■	■	■				Daily if required in very dry conditions
4.3	Mow to a height of 75mm, remove arisings			X	■				X	■	X			Mow twice yearly, March/April, 2nd cut between August and October when seeds have fallen

■ – Critical months for operations.

X – Operations to take place subject to site requirements

4.4	Remove leaves from grass to avoid rotting and moss growth									X	■	X		
7.0	HARD AREAS													
7.1	Sweep mulch and litter from all hard areas		■		■		■		■		■		■	
7.3	Treat any weeds in paving or edge of paving				X		■		X		X			
7.4	Remove all stains, debris, vegetation and litter from all hard areas and furniture		X		X		X		X		X		X	
7.5	Remove all obstructions from drains and gullies		■		■		■		■		■		■	
7.6	All other repairs to hard paving, knee rails and furniture, including clearing snow and ice	X	X	X	X	X	X	X	X	X	X	X	X	
		1	2	3	4	5	6	7	8	9	10	11	12	
8.0	NATIVE HEDGEROW													
8.1	Trim hedgerow									■				Once yearly outside bird breeding season
8.2	Watering to infill planting				X	X	X	X	X	X				Daily if required in summer
8.3	Weed control (by hand)	X	X	■	X	■	■	■	■	■	X	■	X	As specified
8.4	Replacement and infill planting	X	X	X								X	X	By agreement as schedule

■ – Critical months for operations.

X – Operations to take place subject to site requirements