

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

1. Introduction

This Landscape Management and Maintenance Plan has been prepared to accompany the proposed residential development and demonstrates how the soft landscaping will be managed and maintained to ensure its long-term establishment, appearance and biodiversity value.

The landscape design comprises a series of raised planting beds and planters containing a limited palette of shade-tolerant ornamental planting, together with a specimen olive tree and associated hard landscaping.

The planting scheme has been selected to provide year-round visual interest, seasonal flowering, habitat value and ease of maintenance.

2. Landscape Objectives

The objectives of the landscaping scheme are:

- To provide an attractive and well-maintained residential garden environment.
- To soften the built form through high-quality planting.
- To provide seasonal interest through foliage, flowers and structure.
- To encourage biodiversity through varied planting.
- To ensure the landscape remains sustainable and manageable over the long term.

3. Planting Schedule

The landscape scheme includes the following principal species:

Trees

- Olive Tree (*Olea europaea*)

Shrubs and Perennials

- Hydrangea ‘Annabelle’
- Hydrangea ‘Little Lime’
- Heuchera ‘Lime Marmalade’
- Heuchera ‘Palace Purple’

Ferns and Grasses

- Dryopteris species
- Matteuccia struthiopteris (Ostrich Fern)
- Hakonechloa macra (Japanese Forest Grass)

Bulbs

- Allium ‘Purple Sensation’

4. Establishment Period

All planting shall be maintained for a minimum period of five years following installation.

Any trees, shrubs, perennials or bulbs which die, become diseased, fail to establish or are removed during this period shall be replaced during the next available planting season with specimens of the same species and size.

5. Watering Regime

Years 1–2

- Newly planted stock shall be watered regularly during the growing season.
- Irrigation shall be increased during periods of prolonged dry weather.
- Hydrangeas shall receive particular attention due to their higher moisture requirements.

Year 3 Onwards

- Watering shall be undertaken as required during extended dry periods.
- Established planting will generally require minimal supplementary irrigation.

6. Mulching and Soil Management

- Planting beds shall receive an annual organic mulch application in spring.
- Mulch depth shall be maintained at approximately 50mm.
- Soil levels shall be monitored and topped up where necessary.
- Any compacted areas shall be lightly cultivated to maintain soil health.

7. Pruning and General Maintenance

Olive Tree

- Annual inspection and formative pruning where necessary.
- Removal of damaged, diseased or crossing branches.
- Crown shape maintained to preserve visual appearance.

Hydrangeas

- Flower heads retained over winter for visual interest.
- Annual pruning undertaken in late winter or early spring.
- Dead, damaged or weak growth removed.

Ferns

- Old fronds removed annually in late winter before new growth emerges.
- Congested clumps divided as required.

Heuchera and Grasses

- Removal of damaged foliage during spring maintenance.
- Division and rejuvenation undertaken when required.

Alliums

- Spent flower heads removed after flowering where necessary.

- Foliage allowed to die back naturally.

8. Weed Control

- Planting beds shall be inspected monthly during the growing season.
- Weeds shall be removed manually where practicable.
- Herbicides shall only be used where absolutely necessary and in accordance with manufacturer guidance.

9. Pest and Disease Monitoring

The planting shall be monitored periodically for signs of pests, disease or poor establishment.

Appropriate remedial action shall be taken where necessary, including:

- Pruning of affected growth.
- Biological or environmentally responsible treatment methods.
- Replacement of failed specimens.

10. Water Feature Maintenance

The water feature shall be maintained in accordance with the manufacturer's recommendations.

Maintenance shall include:

- Removal of debris and leaf litter.
- Periodic cleaning of the pump and filter.
- Monitoring of water levels.
- Inspection of electrical components.

11. Hard Landscape Maintenance

The paved areas and associated structures shall be maintained as follows:

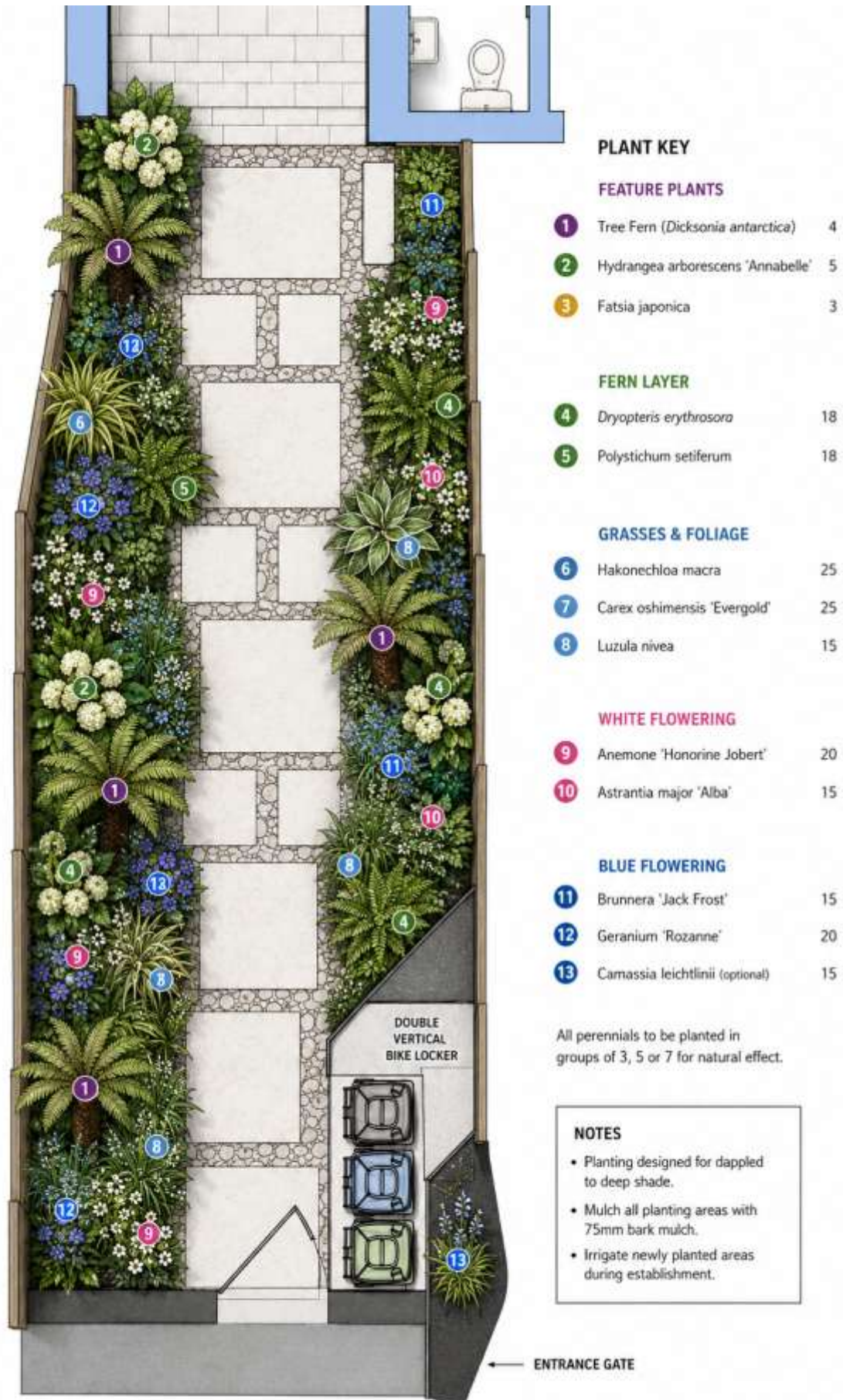
- Regular sweeping and cleaning.
- Removal of moss and algae as required.
- Inspection of paving joints.
- Repair or replacement of damaged materials where necessary.

12. Long-Term Management

The proposed planting palette has been intentionally limited to robust, shade-tolerant species requiring minimal intervention.

Once established, the landscaping will provide an attractive and sustainable garden setting that can be maintained through routine domestic gardening practices while preserving the design intent and visual quality of the development.

Landscape design for front garden



Landscape design for rear garden



PLANTING KEY

Ref	Location	Planting
P1	Front Olive Planter	1 Olive tree 3 Hydrangea 'Little Lime' 7 Ferns 9 Heuchera Lime Marmalade 15 Allium bulbs
P2	Water Feature Planter	2 Hydrangea 'Annabelle' 5 Ferns 3 Hakonechloa 5 Heuchera Lime Marmalade 10 Allium bulbs
P3	Dining Area Planter	2 Hydrangea 'Annabelle' 5 Ferns 3 Hakonechloa 5 Heuchera Palace Purple 10 Allium bulbs
P4	Sofa Planter	3 Hydrangea 'Annabelle' 8 Ferns 5 Hakonechloa 7 Heuchera Lime Marmalade 15 Allium bulbs
P5	Sauna Screening	4 Ostrich Ferns 2 Hydrangea 'Little Lime' 3 Hakonechloa
P6	Upper Planter	2 Hydrangea 'Annabelle' 4 Ferns 3 Hakonechloa 3 Heuchera
P7	Gazebo Planter	2 Hydrangea 'Annabelle' 4 Ferns 3 Heuchera Lime Marmalade

OVERALL PLANT SCHEDULE

Plant	Qty
Olive Tree (<i>Olea europaea</i>)	1
Hydrangea 'Annabelle'	11
Hydrangea 'Little Lime'	5
Ferns (mixed <i>Dryopteris</i> / <i>Ostrich</i>)	37
Hakonechloa <i>macra</i>	17
Heuchera 'Lime Marmalade'	24
Heuchera 'Palace Purple'	5
Allium 'Purple Sensation' bulbs	50

NOTES

- White flowering palette with blue/purple Alliums.
- Shade tolerant planting.
- Low maintenance scheme.

