

SOFT LANDSCAPE MAINTENANCE & MANAGEMENT PLAN. 5 Years.

MAPLE AND POPLAR
MAPLE ROAD
HAYES
UB4 9NQ

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**Report prepared by
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on behalf of
NEILCOTT CONSTRUCTION**

Table of Amendments:

SECTION / PARAGRAPH	REVISION	DESCRIPTION	DATE

CONTENTS

SOFT LANDSCAPE MAINTENANCE & MANAGEMENT

1. INTRODUCTION
2. LANDSCAPE MANAGEMENT OBJECTIVES
3. MAINTENANCE SPECIFICATION
4. GENERAL GUIDANCE / CHECKS FOR THE APPOINTED LANDSCAPE AFTERCARE CONTRACTOR (ALAC)

REFERENCES:

1. PJC/1136-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN
2. PJC/1136-002 – LANDSCAPE DETAILED PLANTING PLAN
3. PJC/1136-003 – SOFT LANDSCAPE SPECIFICATION
4. PJC/1136-004 – SOFT LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

LANDSCAPE MAINTENANCE & MANAGEMENT

1. INTRODUCTION

A. FORMAT OF THE MANAGEMENT & MAINTENANCE PLAN.

This plan sets out general principles and quality standards required for the installation of softworks and of the long-term landscape management operations. It includes:

- Design Intentions
- Aims of the management and maintenance plan
- Management objectives
- Detailed maintenance specification
- Schedule of operations

B. **DRAWINGS:** this report is to be read in conjunction with the following drawings.

PJC/1136-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1136-002 – LANDSCAPE DETAILED PLANTING PLAN

The report and the above drawings are to be used by the maintenance team to produce a detailed programme of maintenance works. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

C. DESIGN INTENTION

The design intention of the proposed soft landscape at Maple and Poplar, Hayes is based on softening and grounding the proposed units within their setting and the surrounding landscape. Amenity soft landscape planting is offered to the front / sides of the proposed buildings with a use of defensible planting positioned at ground floor windows. Proposed tree planting on the Northern and Eastern boundaries aim to mitigate the loss of trees through the construction phase while considering constrained canopy available space and the ground / soil capping at 410mm across the centre of the plot.

D. SOFT LANDSCAPE AREAS OF FOCUS

All areas shown within the General Arrangement Landscape Plan are covered by this maintenance & management plan with areas of private external space maintained individually by residence.

E. AIMS OF THE MAINTENANCE & MANAGEMENT PLAN

The aim of this maintenance & management plan is to ensure that the vision held during landscape design stage, as steered by a design brief can be achieved through a long term, co-ordinated and informed approach to landscape management.

2. LANDSCAPE MANAGEMENT OBJECTIVES

A. THE ESTABLISHMENT PERIOD

A one-year aftercare maintenance period is required immediately following landscaping works, including all tree planting, amenity planting bed planting and all grass seeding. Once completed and signed off by the client with Practical Completion date issued, the implementation of regular landscape maintenance is to start.

During this period the Appointed Landscape Aftercare Contractor (ALAC) is responsible for all horticultural maintenance operations to encourage healthy establishment and development, including all trees, shrubs, seed stock and perennials, which have failed to flourish. At the end of each one-year aftercare period, any failures or defects in the soft landscaping due to material or workmanship failings will be highlighted and rectified within the next appropriate season.

B. ACCESS

The ALAC will be able to access the site freely but should notify the contract manager prior to works with an outline visits schedule at the start of each season.

C. FACILITIES

All ALAC teams are required to log each maintenance visit and report works completed as guided by site maintenance and management report. Local facilities and resources put in place to aid efficient maintenance, namely mains water access are to be used responsibly and sparingly with liability placed at the hand of the ALAC should damage or miss use be noted by contract management.

D. MAINTENANCE OBJECTIVES FOR SOFT LANDSCAPE - GENERALLY

- Apply good horticultural and ecological practice to all operations within entire landscape with care to enhance all wider landscape features during on-going maintenance of installed features / planting.
- Promote healthy growth and establishment of all tree, shrub, herbaceous & perennial plants, hedgerows and grasses.
- Ensure consistent control of invasive weeds across the entire site.
- Promote optimum display and flowering periods and stem colour through best practice pruning techniques dependant upon species and location.
- Ensure development of optimum plant form, shape, and planting density. Action required thinning within planting where required if maintenance access becomes limited by growth.
- Provide protection against pests and diseases as required whenever symptoms are discovered.
- Promote wildlife value and species diversity where appropriate, checking on potential nesting environments prior to any maintenance works to ensure no disturbance occurs.
- Ensure long term commitment to replacement of defective plant material in line with original design specification as outlined within detailed planting plans.

E. LANDSCAPE COMPONENTS WITH SPECIFIC MANAGEMENT OBJECTIVES

1. Trees planted as standards within the landscape:

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all planted tree stock.
- Ensure that sufficient watering of tree stock is completed with regular frequency. Approx. 45lt per tree each week during the dry growing season. (Typically late May to late September)
- Ensure that all guards, staking, and ties are checked frequently to ensure effectiveness and to prevent any rubbing or prohibitive growth.
- Ensure well-balanced crowns and natural shape within individual environments.
- Ensure tree, shrub and hedge pruning is ONLY actioned OUT of the bird nesting season which can fluctuate from year to year but is primarily between March and September.

2. Feathered / Multi-stem trees, whips and shrub / perennial planting.

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of all planted stock.
- Ensure that sufficient watering of stock is completed with regular frequency. Approx. 5 - 40lt per item each week during the very dry growing season. (Typically late June to late August)
- Ensure that all guards, staking, and ties are checked frequently to ensure effectiveness and to prevent any rubbing or prohibitive growth.
- Ensure well-balanced crowns and natural shape within individual environments.
- Ensure tree, shrub and hedge pruning is ONLY actioned OUT of the bird nesting season which can fluctuate from year to year but is primarily between March and September.
- Once established, planting may require formative crown pruning to develop into healthy established forms. Where competition forces unsustainable leggy growth, localised thinning of plant stock is recommended to promote long-term healthy group establishment.
- Maintain a clean and safe environment free from all litter within the planting areas.

- Ensure use of organic bark mulch to single species hedgerows along with all planting and all trees where possible which minimise the use of chemicals to suppress and control weed growth.

3. Fencing within the landscape – Generally.

- The ALAC should frequently check the fencing types throughout the landscape to ensure their continued affectedness and general condition.
- Following general inspections, should faults or damage be recorded, the evidence should be passed to the contract administrator to arrange scheduled repair works as required.
- ALAC to patch up and repair within their means at time of identification but seek confirmation from contract administrator prior to major works.
- During all general soft landscape maintenance works efforts to control growth of tree, shrub or grass directly against the fence lines should be applied to prolong longevity where possible.

3. MAINTENANCE SPECIFICATION

3.1. MAINTENANCE

The following specification items are to be addressed within long term (5 year) landscape maintenance contract carried out by ALAC.

The ALAC will be required to apply their expertise in relating the specification items below and general landscape objections above to produce an annual programme of maintenance work. While using this document as a source of reference.

3.2. TREES, HEDGES & AMENITY SHRUB / HERBACEOUS PLANTING

3.2.1. Watering

- All planting to receive watering for a minimum of the first 3 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)

- Quantity:

TREES:

Heavy standard trees require an approx. 45lts per tree per application.

Large Feathered trees require an approx. 40lts per tree per application.

Select Standard Fruiting trees require an approx.. 20lts per tree per app

Whips: Wet soil to full rooting depth. Approx. 5lt per application.

3.2.2. Weed control

- Planting areas shall be kept clear of weed growth for the full 5 year maintenance period with grass growth kept to between 10 – 15cm.
- Tree and plant stem protection during weed control: Do not allow nylon filament rotary cutters, sequential blade movement or other mechanical tools closer than 200mm of planted stock stem to protect from accidental damage.
- Weed control is to be achieved by herbicide application within the 200mm exclusion zone. Treating 3 times a season.

3.2.3. Organic Bark Mulch (Medium Grade)

- Depth required: top up mulch to a minimum thickness of 75mm along entire length of Hedgerows and planting areas.
- Mulch overflow and debris on adjacent surfaces: Remove any weed plant material and debris from neighbouring hard surfaces and return to planted areas.
- MATERIAL: *Medium Grade Organic Bark Mulch – Bourne Amenities.*

Or similar approved

3.2.4. Fertiliser

- 'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Apply single application between March and May for the first 3 years after planting.

3.2.5. General (tree & shrub guards / staking systems):

- Trees & shrubs shall be maintained in a firm position in the ground following any frost heave or high winds. All stakes and ties shall be checked regularly during each site visit of ALAC.

- Inspection for any missing guards shall be carried out upon each visit. Any missing guards are to be replaced immediately.
- Inspect all of the trees twice a year for sufficient healthy movement within the tree tie systems. Adjust accordingly where required. Tree tie systems should be in place for a minimum of 5 years following planting with their staking system remaining and checked each visit.
- *See Detailed planting plans and Plant Schedule for individual species guarding and staking requirements.*

3.2.6. Pruning generally

- Pruning to be carried out in accordance with good horticultural and arboricultural practice.
- Appearance: Trim individual trees and plants as appropriate to species, location and season to leave a well balanced natural shape.
- **All / Any fruiting trees will require specialist pruning.**
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood (as per BS 3998:2010);
- Do not use growth retardants, fungicides or sealant.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.

3.2.7. Pruning of trees

- Pruning to be carried out in accordance with good horticultural and arboricultural practice (BS 3998:2010).
- Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.
- Chainsaw work: operative's part of the ALAC's must hold a certificate of competence.
- Timing: Prune between leaf fall and mid winter in accordance with good horticultural and arboricultural practice.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.

3.2.8. Pruning of hedges

Crataegus monogyna

- Timing: Hedge trimming should be done once a year.
- First Cut: Late summer
- Once established the hedge to be maintained to a height of **1.2m**.
- Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

3.2.9. Pruning of woody shrubs & whips

- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.
- Timing: Prune between leaf fall and mid winter in accordance with good horticultural and arboricultural practice.

3.2.10. Reinstatement

Where planting stock has failed, remove dead plants as soon as possible and replace in the next possible planting season to an appropriate scale.

4. GENERAL GUIDANCE & CHECKS FOR THE APPOINTED LANDSCAPE AFTERCARE CONTRACTOR (ALAC)

- Litter control. Collect and dispose of gathered litter off site at each visit.
- Weed control by various methods across the landscape to ensure general landscape tidiness.
- Apply liquid or slow release feeds to soft landscape plots at appropriate seasons within the year.
- Water each item of planting stock to soak topsoil to root depths. Apply an approx. 45lts of water to each heavy standard tree per week as stated above and approx. 5lts of water to whips.
- Apply top-up organic bark mulch to native hedgerow. A minimum of 75mm of mulch should be present during the growing season.
- Check and firm each stock item to ensure stability within the ground especially following high winds and frosts.
- Maintain and adjust all guards and tree tie systems as required.
- Clean and tidy the site to maintain hard surfaces free of debris and wind blown mulch, weeds and litter.
- Maintain a healthy growing environment for all planted species to thrive.

BRITISH STANDARDS of note.

- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces)
- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3998:2010 Tree Work. Recommendations.
- BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.
- BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations
- ASTM D5268 – 13 Standard Specification for Topsoil Used for Landscaping Purposes

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