



St Andrews Care Home

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LANDSCAPE MANAGEMENT PLAN

Landscape Architect:

Portus and Whitton
58 Ashcroft Road
Cirencester
Gloucestershire
GL7 1QX

tel. 01285 644335
email: office@portusandwhitton.co.uk

*This report is to be read in conjunction with P+W soft landscape specification and **Maintenance Schedule Tables**.*

1. GENERAL OBJECTIVES

- To conserve the rural character and scenic quality of the site and assist the assimilation of the proposed development into its wider landscape setting;
- To develop and maintain an attractive environment for the use and enjoyment of staff and residents;
- To conserve protected species on the site, e.g. bats;
- To conserve and develop site biodiversity;
- To achieve an environmentally and economically sustainable management level for the site that is sensitive to future changes.
- To replace with appropriate materials or species all trees and plants which die, become over-mature, diseased or unsafe;
- To use plant materials of British provenance and, where practical, from local sources;
- To avoid the use of chemicals, pesticides and herbicides other than those approved by The Soil Association.

2. YEAR 1 - DETAILS OF MAINTENANCE

Maintenance of the landscape works for 12 months following Practical Completion will be performed by the main landscape contractor who planted the scheme. Appropriate maintenance will be carried out by visiting the site throughout the year with a minimum **18** visits programmed to suit season, to undertake the following operations:-

2.1 Weed clearance

All planting areas will be kept weed-free by hand weeding or herbicide treatment.

2.2 Litter clearance

All litter will be removed from planting beds.

2.3 Watering

All trees, shrubs, grass areas and meadow will be watered during the growing season following any dry periods of 7 days. Planting areas will be brought up to field capacity at each visit and each tree is to receive 20 gallons.

2.4 Turf/Grass

- Mowing: The height of growth will not exceed 65mm at any time. It will be cut as and when necessary to a height of 35 mm with all arisings being removed. The minimum number of mowings per growing season will be 15.
- Fertiliser: A 5:10:10 autumn fertiliser at 50g/m² or equivalent will be applied in September.
- Litter: Before each cut, all litter and debris will be cleared off and removed from site.
- Edging: At the time of each cut, all grass edges will be trimmed - round the base of existing trees, around planting beds, manholes, street furniture etc and remove arisings. A 600mm diameter circle free of grass and weeds will be maintained around all new trees. All adjoining hard surfaces will be kept clear of cuttings and remove. Edges will be formed with a suitable edging tool to clean straight lines or smooth curves. Draw back soil from edges to permit use of edging shears and remove all arisings.
- Weeding: The sward will be kept free of broadleaved weeds by applying a suitable selective herbicide for ornamental lawns.
- Watering: Sufficient water will be applied to maintain healthy growth. When watering is required, it will be performed using a fine rose or sprinkler until the full depth of topsoil is saturated. 5 waterings will be allowed for.

2.5 Checking trees

All tree ties and the stake will be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes will be replaced.

2.6 Formative pruning

Any damaged shoots/branches will be pruned back to healthy wood. Plants will be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

2.7 Fertiliser

A 5:10:10 autumn fertiliser at 50g/m² or equivalent will be applied in September.

2.8 Defects

Any dead or defective plants that appear within 12 months of Practical Completion will be removed and replaced.

3. YEAR 2 ONWARDS - GENERAL MANAGEMENT PLAN FOR ESTABLISHED PLANTING

This section provides an overall long-term Management Plan for trees, hedgerows and amenity landscape.

3.1 Existing mature trees

- Mature and veteran trees will be monitored and appropriate surgery carried out.
- Where not a safety risk, standing deadwood will be retained for reasons of biodiversity.

3.2 Ornamental Trees

- Regular inspection of mature trees will be undertaken and appropriate surgery performed to ensure prolonged life.
- Any dying, dangerous or windblown specimens will be replaced with the same species.
- All tree ties and the stake will be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes will be replaced.
- Any tree within the landscaping which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased should be replaced with the same species and specification.

3.3 Amenity landscape and gardens

- General maintenance will include monthly visits during the growing season to weed, prune and fertilise planted areas and trees, and weekly visits to mow lawned areas. Any waste organic matter will be recycled as compost.
- Trees: Bone-meal or slow-release fertiliser will be applied around base of trees each spring and specimen trees in grass will be re-mulched. Tree guards, stakes, ties and guys will be checked, and suckers removed. Any dead, diseased and damaged wood will be cut out in winter. In years 5-6, stakes and ties will be removed if the trees are firmly rooted. Crowns will be lifted to 3m and failed trees will be removed and replaced with same species.
- Hedges: In the spring, hedges will be top-dressed with balanced slow-release fertiliser. In the early summer, box hedge will be clipped and watered as necessary to aid establishment. In the late summer, the hornbeam and beech hedges can be trimmed (for first two years lightly on the sides, leaving leaders un-pruned; thereafter cutting back side growth to required shape and pruning back main stem to encourage bushy growth).
- Mixed borders: In the spring, all beds and borders will be mulched with mushroom compost or well-rotted farmyard manure and fed with slow-release fertiliser. Any shrubs requiring hard pruning will be cut back to live growth near the base. Dead and frosted foliage and stems will be pruned and removed as will annual weeds by hoeing or pulling.

In the summer and autumn, spent flower heads and old foliage will be cut back. However, self-seeding plants will be allowed to set seed before removing top-growth. Annual weeds will be removed by pulling or hoeing and persistent perennial weeds will be spot treated with trans-located herbicide, e.g. Roundup. In the autumn, young shrubs and perennials will be transplanted where necessary. Formative pruning or renovation of deciduous shrubs will take place in early winter.

- Climbers: In the spring, plants will be mulched with well-rotted organic matter, fed with slow-release fertiliser and watered as necessary. In the summer, Wisteria plants will be pruned to 25-50mm (1-2in) of older wood or 2-3 buds. Late-flowering clematis will be pruned to 60cm (24in) above the ground. In the summer, climbing roses will be dead-headed. In general, new shoots will be tied to supports and in the autumn the latter will be renewed or repaired as necessary. In the winter, the oldest stems of the climbing roses will be cut out close to ground level or back to the lowest healthy shoot.
- Any Shrub, or area of surfacing/seeding within the landscaping which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased should be replaced with the same species and specification.