



LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

**LAND ADJACENT TO
HILGAY COTTAGE
BIRCHWOOD GROVE ROAD
BURGESS HILL
RH15 0DL**

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REFERENCE DOCUMENTS:

1. PJC/1520-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN
2. PJC/1520-002 – SOFT LANDSCAPE DETAILED PLANTING PLAN
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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 for the residential development and associated soft landscape.

It includes:

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

B. DRAWINGS: this report is to be read in conjunction with the following drawings / reports as set out on **PAGE 3** – REFERENCE DOCUMENTS.

PJC/1520-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN

PJC/1520-002 – SOFT LANDSCAPE DETAILED PLANTING PLAN

PJC/1520-003 – SOFT LANDSCAPE SPECIFICATION inc. implementation schedule

The report and the above drawings / reports 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 is based on softening and grounding the proposed residential scheme within its setting and the surrounding landscape while offering enhancements to biodiversity with tree planting.

Proposed soft landscaping within the residential development offers a mixture of standard and multi-stem trees with specimen multi-stem shrubs and hedges offering structure to the soft landscape while within private garden spaces, shrub and herbaceous planting for seasonal change and colour with native & ornamental plant species of value to wildlife & pollinators.



D. SOFT LANDSCAPE AREAS OF FOCUS

All areas shown within the General Arrangement Landscape Plan are covered by this maintenance & management plan, including woodland parcel to the East.

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 planting. Once completed and signed off by the client with Practical Completion date issued, the implementation of regular landscape maintenance is to start for healthy establishment in year 5.

During this period the Appointed Landscape Aftercare Contractor (ALAC) is responsible for all horticultural and woodland maintenance operations to encourage healthy establishment and development, including all shrubs 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.

Following the completion of 5 years maintenance regime of the scheme, a report produced by the (ALAC) team is to offer updates / details of the establishment in order to form detailed programme of maintenance works for the next 5 Years, forming the basis for periodic (annual & 5 year) reviews and evaluation of actual maintenance works.



B. ACCESS

The ALAC will be able to access the site by appointment and 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 shrub, herbaceous & perennial plants.
- 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 & WOODLAND 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. 50lt 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.
- Tree staking to be removed following three Winter seasons providing the tree is not loose.
- 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 - 45lt 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, including rabbit guards on Standard tree planting.
- All hedgerow guards to be removed following four Winter seasons to allow open establishment of the hedgerow to form.
- 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 hedgerows along with all planting and all trees where possible which minimise the use of chemicals to suppress and control weed growth.

3. **WILDFLOWER LANDSCAPE TREATMENT – RESIDENTIAL DEVELOPMENT PRIVATE
AREA of WILDFLOWER GRASSLAND TREATMENT – SHADE TOLERANT**

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of the wildflower mix.
- First Year. The requirements in the first year are to control weeds and reduce competition from grasses. Cut the sward to a height of 5cm every two months or when the sward reaches 15cm. Remove all cut material to avoid smothering the sward.
- Further Maintenance. The sward should be established after the first 12 months and contain a diverse range of species. Cut to a height of 80mm during March/April and remove all cuttings. A second cut should take place at the end of the season around September to a height of 25mm. Remove all cuttings.
- Control any invasive weeds twice a year in April & September to ensure non-establishment within grass sward. **No fertilizer is needed.**
- Once established very little maintenance is required, however in the autumn it is important to cut the plants and remove these cuttings. This can be done by strimming and raking, or using a mower and collecting the cuttings. Make sure these tools are sharp. Cutting the plants back to 1 to 2 inches (25mm to 50mm) in height is an important part of their life cycle and ensures that re-growth and species diversity will continue year on year.
- The cut and remove should be carried out from late summer, ideally after the plants have set and shed their seed. Not only does this tidy up the area for the winter but it stops the senesced summer growth from covering the growing plant in a layer of rotting plant material. If left this material becomes adverse competition for the plants and re-introduces nutrients in the form of 'composting' plant material.
- After the autumn it is important to remove all leaf litter that falls on the area. If the areas are shaded by trees, ensure that fallen twigs and leaves are removed throughout the autumn period.
- Timings can vary to suit the required look of the site, but thought should be given to the fauna in the habitat on site. Cutting only half of the meadow area at one time will give



time for fauna to migrate to the uncut meadow. Allow some regrowth of the cut area before cutting the second half. But aim to have finished all cutting by the end of the first week of October. Over time alternate the areas that are cut early and the areas that are left as this will benefit species diversity.

3. MAINTENANCE SPECIFICATION

3.1. MAINTENANCE

The following specification items are to be addressed within long term 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. 50lts per tree per application.

Large Feathered trees require an approx. 45lts 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 hand with no use of herbicide application within the raised planters.

3.2.3. Organic Bark Mulch (Medium Grade)

- Depth required: top up mulch to a minimum thickness of 75mm within all 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.

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 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.
- **Specific:** Selective thinning of G4 woodland glade planting areas at Year 5 & Year 10 to remove regrowth of Goat willow (*Salix caprea*) to be actioned to ensure species diversity within AW buffer



3.2.9. Pruning of hedges

UK Native mixed species Hedge.

- Timing: Hedge trimming should be done once a year. *Sections cut in alternative years to allow some areas of undisturbed habitat each year.*
- First Cut: Late summer (end of September)
- Once established the hedge to be maintained to a height of 1.8m.
- Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

Beech Hedge - *Fagus sylvatica*.

- Timing: Hedge trimming should be done once a year.
- First Cut: Late summer (end of September)
- 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.

3.2.10. 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.

3.2.11. Ecological Enhancement features Maintenance guidance.

- **ECOLOGICAL ENHANCEMENT - BIRD BOXES**

ANNUAL MAINTENANCE of bird nest boxes will be undertaken between November and January to remove any old nests and debris to reduce parasite build-up and prevent the spread of disease. All debris shall be removed with the inside cleaned using boiling water and left to dry naturally. The use of insecticides or detergents must be avoided. Any missing and/or damaged bird nest boxes shall be replaced on a like-for-like basis. Bird boxes will be checked to ensure they are secure and still facing the same orientation as when they were installed. If they are not secure, they will be removed and re-secured.



- **ECOLOGICAL ENHANCEMENT - BAT BOXES**

MAINTENANCE of bat boxes is not required. However, a ground based visual inspection of the bat boxes may be required annually to ensure no vandalism or theft has occurred. If a closer inspection of the bat box is required, a suitably licensed bat ecologist may need to be consulted. Any missing and/or damaged bat boxes or tubes shall be replaced on a like-for-like basis. Please note that any methods involving the moving and/or disturbance to bats and/or their roosts will require a licence from Natural England.

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 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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