

LANDSCAPE MANAGEMENT PLAN FOR MAYFLOWER WAY, ANGMERING

To be read in conjunction with drawing no.1141/01.

1.0 PRELIMINARIES

- 1.1 The landscape contractor appointed to carry out the soft landscape works will be responsible for all maintenance during the first twelve months as detailed in the Soft Landscape Specification, and will replace any dead, dying or diseased stock at the end of the Defects Liability Period.
- 1.2 At the end of the Defect Liability Period a management company will be responsible for maintaining the soft landscape within their responsibility by arranging for a suitable qualified contractor to carry out the work as described. Householders will maintain private plots. The plan should also be read together with the Specification of Soft Landscape Works. The report focuses on the first five years after the Defects Liability Period, and longer term maintenance should be the subject of a further management plan.
- 1.3 Where possible, alternative methods of weeding to the use of herbicides should be considered, particularly by mechanical means (e.g. hand weeding, hoeing, strimmers) or by maintaining a good covering of mulch to prevent weed growth. Where chemicals are deemed to be required, all weedkillers shall be specified, stored and applied in accordance with the relevant regulations. All staff applying chemicals shall be certified to do so, and must provide evidence at the start of each contract or when new staff are employed.
- 1.4 All maintenance operatives must be properly trained and qualified, and the contractor must be able to give evidence of qualification.
- 1.5 All operations will be carried out in accordance with the relevant British Standards as listed;

BS 7370 Grounds Maintenance;

BS7370-1 establishing and managing grounds maintenance companies, and design recommendations to aid maintenance

BS7370-2 maintenance of hard areas

BS7370-3 maintenance of turfed areas

BS7370-4 maintenance of soft landscape

BS 4428: 1989 Code of Practice for General Landscape Operations

BS 8545: 2014 Trees from Nursery to Independence in the Landscape

BS 3882; 2015 Specification for Topsoil

BS 8601; 2013 Specification for Subsoil

BS 3998; 2010 Tree Work. Recommendations

BS 3936 Nursery stock specification for trees and shrubs

Other useful publications;

Arboricultural Association Leaflets: 1. Trees for Small Gardens
2. A guide to Tree Planting
3. Young tree maintenance
4. Tree management
6. Tree roots

Joint Council for Landscape Industries (JCLI):
JCLI Landscape Works Contract 2012
JCLI Landscape Maintenance Works Contract 2012

DEFRA: Guidance Note on methods to control harmful weeds

2.0 MAINTENANCE OPERATIONS (YEARS 1-5)

2.1 GENERAL

2.1.1 Notice

The maintenance contractor shall give 48 hours notice to the employer of the intention to carry out maintenance work, and to give 7 days notice of seeding, turfing, planting or tree works.

2.2 Weather

Maintenance operations to be carried out only in the appropriate season and when weather and soil conditions are favourable.

2.3 Reinstatement

Any damage or disturbance to any planting and/or turf to be re-instated to original condition. Imported topsoil, cultivations and replacements of plant failures all to be carried out in accordance with the original soft landscape specification and planting schedule.

2.4 Machines/Tools

Hand tools are to be used where possible and practical to avoid damage to plants and disturbance to residents.

2.5 Litter

Collect and remove all litter and tipped and extraneous rubbish from the entire site at weekly intervals.

2.6 Vandalism

Make good any malicious damage or theft which may occur and inform the client immediately if vandalism is suspected.

2.7 Arisings

All arisings from maintenance operations are to be removed from site, unless the client has arranged for a compost area within the site to be made available for biodegradable waste.

- 2.8 Chipping and Shredding
No chipping or shredding is allowed on site.
- 2.9 Use of Chemicals
Ensure site operatives are certified in the safe handling and application of fertilisers, herbicides and other chemicals. The contractor must supply a certificate of competence for the storing and use of all chemicals., and comply with the Control of Pesticides Regulations 1986 and the COSHH Code of Practice. Only products approved under the above regulations are to be used and must be applied in accordance with manufacturer's instructions. All empty containers are to be disposed of off-site in accordance with the regulations. The client is to be informed of the use of chemicals, the product type and the dosage rates. No chemicals are to be used within the existing woodland belt.
- 2.10 Pest Control
After informing the client, apply approved pesticides as necessary to control any insect or fungal attack.
- 2.11 Weed Control
Keep planting beds clear of weeds, and ensure that existing mulch is not disturbed, or dug in by cultivation. Weeding is to be carried out by hand or by application of chemicals. The timing of weeding visits is detailed in the maintenance programme.
- 2.12 Vehicles and Equipment
Only lightweight vehicles and equipment is to be used over landscaped gardens and any damage caused to turf, paving or planting is to be repaired at the contractor's own expense.
- 3.0 NEW TREE AND SHRUB MAINTENANCE
- 3.1 Fertiliser
Enmag fertiliser at 25gms per shrub and 100gms per tree added early Spring for years 1, 2 and 3 to all newly planted areas.
- 3.2 Establishing New Trees
Maintain a weed free area around the base of each tree at least 1m diameter or the surface area of the original pit. When in leaf spray the tree crowns in the early morning or late evening during particularly dry weather. Irrigation systems to trees are to be filled with water at each visit.
- 3.3 Re-firming of Trees
All trees to be checked for position and stability at regular intervals. Check trees for re-firming after strong winds, frost heave and other disturbances. To re-firm, tread around the tree base until firmly bedded. Break up by fork any collars in soil at base of tree stems created by tree movement. If necessary backfill with topsoil and re-firm to original levels.

- 3.4 **Tree Ties**
The tree ties are to be checked and adjusted annually, and removed, together with the stakes, at the end of 5 years, once the tree is fully established.
- 3.5 **Dead Plants**
Remove all dead material as soon as possible and replace in the following appropriate season.
- 3.6 **Weeding**
Regular weed control to be undertaken to maintain clean soil within the planted areas at all times. Winter herbicide may be used before the end of March, and allow recommended period before arisings are cleared. When weed control is to be undertaken by hand weeding, remove whole weeds including roots. Existing bark mulch is not to be disturbed. Re-firm all plants after frost heave or wind blow. At the end of year 3, the bark mulch is to be topped up to original specification.
- 3.7 **Pruning**
All trees and shrubs are to grow to their expected mature height, and any pruning will be to cut back overhanging branches or to remove broken, dead, diseased or suckering branches.
The exception to this is the pruning of the native hedge, which will be reduced by 1/3rd after planting, and then pruned twice a year subsequently in May and in August to produce a dense foliage at all levels, and maintained at a maximum height of 1.8m.
- 3.8 **Pest Control**
Any pesticides to be used must be non-residual and non-injurious to wildlife. The contractor must report any sign of pest damage and apply approved pesticides as instructed.
- 3.9 **Watering**
Water during times of drought when watering should be carried out once a fortnight. Water should be applied to trees and shrubs using a fine sprinkler until the full depth of topsoil is saturated, to ensure continued healthy growth of plants.
- 3.10 **Replacements**
All dead, dying and diseased plants and trees, those which have failed to thrive or have been removed or damaged or subject to vandalism, shall be replaced by the same species during the next available planting season, or substituted if the planting position is unsuitable for that species.
- 3.11 **Mulching**
At the end of year 3, the bark mulch is to be topped up to original specification. Areas of mulch mat to the bund which are dislodged shall be re-pinned during the first three years, after which the mulch mat will start to biodegrade.

4 GRASSED AREAS

4.1 Grassed Areas Generally

All bare patches or failed turf areas to be made good by re-seeding and re-cultivation. Seed shall conform to BS 3969: 1978. Maintenance shall be carried out as BS 7370-3.

4.2 Weedkilling

Carry out any necessary cultivation or weedkilling with an approved weedkiller in accordance with the maintenance programme. No weedkilling to be carried out on the wild flora seeded areas.

4.3 General Grass Maintenance

All grass cutting must be carried out by a machine which collects all cuttings. Cutting shall be disposed of off site, unless the client has provided a suitable compost area within the site. The contractor is to exercise care to prevent the hazard of flying stones etc. All rotary mowers must be fitted with safety guards. Any necessary rolling must also be included.

4.4 Chemicals

Chemicals are to be avoided, permission must be sought from the management company if these are required.

4.5 Wild Flower Lawn Seeded Area

The wild flower and grass species will be slow to germinate, and so in the first growing season there will be a flush of annual weeds. Therefore new lawns are to be mowed every 7-10 days during the first growing season to a height of 40-60cm, with cuttings removed if dense. Any residual perennial weeds such as dock are to be dug out by hand.

Once established (2nd year onwards), grass height to be maintained at 25-40mm, but areas in heavy shade may be left to 75mm.

To allow flowering, stop mowing from late June. After 4-8 weeks, when flowering has finished and the grass is untidy, recommence mowing, ensuring grass clippings are removed after the first cut.

4.6 Leaf Removal

Remove all fallen leaves from lawns weekly during Autumn to maintain a neat appearance.

5.0 HARD LANDSCAPED AREAS

5.1 Hard Surfaces

Apply approved foliar acting or residual herbicide to weeds in hard surfaces. Allow recommended period for herbicide to take effect and remove arisings. Remove litter, leaves, excess mulch and other debris from all hard surfaces. Remove mud, silt and debris from surface gutters and channels and empty

traps and flush clean drainage channels. Brush paved areas to clear debris or algae. Ensure paved areas are not slippery.

5.2 Permeable granite setts to courtyard

The granite setts to the courtyard are laid on a permeable sub-base as designed by the drainage engineer, with joints filled with grit or sand. These joints will require regular filling in the first couple of years before the paving is stabilised. Maintenance will also include removal of moss and dirt and replacement with grit or sand to joints when required to maintain permeability.

6 RE-ASSESSMENT

- 6.1 The Landscape Management Plan shall be reviewed every 5 years. At the end of 20 years, the whole site will be assessed by a suitably qualified person to ensure that shorter lived shrubs are replanted, and any necessary adjustments made to the overall layout.

7 MAINTENANCE FREQUENCY

- 7.1 One visit per month is to be undertaken November to February, and two visits per month from March to October.

On each visit; Litter removal. Remove defective or dead plants and replace. Refirm lifted plants. One grass cut if required. Sweep up litter and debris from hard and soft surfaces.

Mar-Oct As above, but grass cuts increased to two per month + herbicide, pesticide and fertiliser applications as required and hand weeding. Watering when conditions require, but also every week for years 1 and 2 to trees

Apr- May Top dressing and/or re-cultivation and seeding to lawns

Sep-Oct Pruning of shrubs

Linda Oak, M.L.I., Dip. L.A.

January 2018