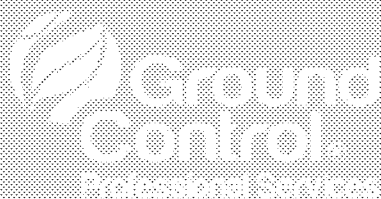


Landscape Maintenance & Management Plan – Rev A

Angmering Care Home - 64 Bedroom Scheme
Pound Place
Round Stone Road
Angmering

February 2020

Condition Discharge Report



Architecture
Planning
Landscape Architecture
Civil Engineering

<i>Project Scope</i>	Landscape Maintenance & Management Plan			
<i>Project Title/Name</i>	Angmering Care Home - 64 Bedroom Scheme			
<i>Our Reference</i>	J180649-GC-L-RE-3-100			
<i>Client</i>	Savista Design & Build			
<i>Issue Status</i>	Issue	Date	Status	Revision
	1	12.02.2020	Condition Discharge	-
	2	21.02.2022	Condition Discharge	A – to suit with planting plan changes
	3			
	4			
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1.0 Introduction

1.1 Client & Scope

- 1.1.1 The following report has been prepared for Savista Design & Build in relation to the proposed 64 Bedroom Care Home development at Pound Place, Round Stone Road, Angmering.
- 1.1.2 This report has been produced only for the proposed planting outlined within the GC Soft Landscape Proposals Plan, J180649-GC-L-DR-3-003/004 (Appendix 1.0).
- 1.1.3 The report is produced specifically to facilitate the discharge of Planning Condition 5 xii (as extracted below from Condition 5) attached to the Appeal Decision APP/C3810/W119/320233.

Condition 5

xii. an implementation programme, including phasing of work, and details for managing any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased.

- 1.1.4 The implementation programme in relation to this condition is provided separately as part of the condition discharge submission.

1.2 Aims

- 1.2.1 The aim of the Maintenance & Management Plan is to;
- Ensure compliance with the above planning conditions as defined by the Local Planning Authority.
 - To ensure the maintenance and management of the soft landscape areas to an agreed standard and ensuring successful establishment and development of all new planting across the site and longer term
 - To ensure the visual amenity is preserved and enhanced

2.0 Proposed Landscape Scheme

- 2.1 This following statement is to be read in conjunction with Ground Control Soft Landscape Proposals Plan, **J180649-GC-L-DR-3-003/004**. Written specifications of planting and cultivation works to be undertaken, schedule of plants can also be found within the Soft Landscape Proposals Plans (provided separately as part of the planning condition discharge submission).

- 2.2 The landscape scheme comprises of the following proposals;

- Bulb planting
- Climbers
- Ornamental shrub planting and rose garden
- Herbaceous perennials and flowering species
- Ornamental hedge planting
- Native tree/hedge planting
- Specimen shrub Planting
- Tree planting
- Amenity grass area
- Existing trees

3.0 Implementation Programme

- 3.1 Soft landscape planting works are planned to be carried out towards the end of the external works programme for the overall scheme development between 30/11/2020 and 09/07/2021 within the 'planting season' approximately November – March when plants are dormant and bare root/ root balled stock is available where possible.
- 3.2 If the soft landscaping works programme falls outside of the planting season all planting works are to be carried out at the earliest opportunity during the next planting season', unless at the clients request appropriate planting and maintenance operations are in place to accommodate planting out of season.
- 3.3 All planting is to be undertaken in accordance with the landscape specification outlined on Ground Control drawing entitled Soft Landscape Proposals Plan (Appendix 1.0).

4.0 General Management Operations & Responsibility

4.1 Defects Period (0-1 Years)

- 4.1.1 Regular maintenance will be carried out in accordance with the site specific detailed Management Operations listed in section 5.0 below.
- 4.1.2 The installing landscape contractor will be required to undertake the maintenance operations in accordance with a pre-agreed maintenance schedule sufficient to ensure the site and landscape scheme is handed back to the client weed free with good plant establishment. A typical visit schedule for the nature of the landscape scheme has been included within Appendix 2.0.
- 4.1.3 The installing landscape contractor is responsible for the management of the site during this time period and is liable for the cost of replacements to all dead/ diseased planting, and topping up of bark mulch where vandalism and theft is not the cause.
- 4.1.4 An annual inspection of the entire landscape scheme for failed planting will be carried out during late summer following installation works and all failed planting will be replaced in the autumn of the next planting season.

4.2 Continued Management (Years 2-5)

- 4.2.1 After year 1 the site will be handed over to the client's approved maintenance contractor for ongoing management thereafter.
- 4.2.2 Regular maintenance will continue to be carried out in accordance with;
- Typical Soft Landscape Maintenance Visit Schedule (Appendix 2.0).
 - Site specific Detailed Management operations as listed in section 5.0.
- 4.2.3 Any plant losses are to be noted and brought to the attention of the client's maintenance surveyor for 'like-for-like replacement in accordance with an approved landscape plan within five years from scheme completion. Within this period any considerations for significant changes to the planting scheme to be reported to the local planning authority for approval in advance of undertaking any changes.
- 4.2.4 A review of the landscape scheme by the maintenance contractor's project manager will be carried out during year 5 with the aim of reviewing the maintenance operations set out herein and setting out the ongoing management/ maintenance principles for the continued development of planting scheme thereafter.

5.0 Site Specific Detailed Management Operations

5.1 Workmanship Generally

- 5.1.1 Workmanship shall be in line with British Standards for Grounds Maintenance
- 5.1.2 All selected herbicides to have full EU approval for use on amenity vegetation as advised by BASIS qualified supplier plus relevant COSHH data and Materials Safety Data
- 5.1.3 Litter collection to be undertaken at each maintenance visit. All rubbish that is detrimental to the appearance of the soft landscape beds, including paper, packaging materials, bottles, cans, and similar debris to be collected and removed from site.
- 5.1.4 Planting beds to be kept weed free at all times. Herbicide chemical treatment or hoe/hand weeding as necessary and large weeds will be physically removed to tip whilst ensuring minimum disturbance to mulched surfaces. Planted areas will be left in a neat and clean condition upon completion.
- 5.1.5 Contractor to monitor for presence of any invasive reportable weeds at each maintenance visit.
- 5.1.6 Contractor to check on a regular basis for pests, diseases and any other, mammal, human or other external damage to planting. Remedial action to be taken as required.
- 5.1.7 Contractor shall maintain mulch surface to a depth of 75mm at all times.
- 5.1.8 All plants to be re-firmed after frost to ensure they are not leaning and that the soil level around the plants remains at the level grown during nursery production.
- 5.1.9 All new planting to be monitored for apparent loss of vigour or nutritional deficiencies. If identified, further investigation might be necessary and remedial action taken. An application of fertiliser may be required. All fertiliser applications to be carried out in accordance with good horticultural practice and manufacturers recommendations.

5.2 Watering/ Irrigation

- 5.2.1 The intention is that the scheme will be reliant on natural precipitation, however;
- 5.2.2 Contractor to monitor the scheme for any additional irrigation requirements, particularly through the 1st year from completion to ensure the continued successful establishment of the planting.
- 5.2.3 During the dry summer months, frequency of watering to be increased as required to maintain the health of the trees.
- 5.2.4 The volume of water and frequency of any watering visits is to be determined by the landscape contractor in accordance with good horticultural practice, BS 8545:2014 and specific to any identified areas of landscape planting that require watering.
- 5.2.5 Native tree/hedge planting along the boundaries to be irrigated using double row of leaky irrigation pipes either side of row of trees which will be connected to a timer and external tap to ensure adequate watering of trees during establishment.

5.3 Bulb Planting

- 5.3.1 Grass in which flowering bulbs have been planted should not be mowed until 6 to 8 weeks after the flowering period. By then all the aerial parts of the plant will have died and any seed produced would have had time to mature.

5.4 Climbers on Timber & Metal Arches and Fencing

- 5.4.1 To establish climbers: **Clematis**, **Lonicera**, **Jasminium** on arches, plant climbers 30-45cm to either end of arch posts. Remove all existing ties that hold the climbers to the support canes. Untwine the climber sufficiently to allow the stems to spread out, but leave them still attached to the cane supports. Select 3 bamboo canes per plant to train the climber across to the arch. Place at an angle up to the arch supports. Tie the stems to the canes using garden twine to create a fan shape. Tie new growth regularly and extend canes as required. Once the climber has been trained and has formed woody stems, the canes can be removed.
- 5.4.2 To establish rambling roses: **Rosa 'Ghislaine de feligonde '**, **Rosa banksiae 'Lutea'** prune back stems to 40cm after planting. Remove dead, damaged growth. Carefully train shoots by fanning them out and tie new stems horizontally. Prune routinely in late summer after flowers and hips.
- 5.4.3 To establish climbing roses: **Rosa 'Mortimer Sackler'** up arches, twist the main shoots gently around the uprights, keeping them as horizontal as possible to encourage flowering shoots to form low down. If the main stems are slow to branch, tip prune them to the first strong bud to encourage side shoots, otherwise leave them to fill the available space. Prune routinely in winter after the flowers have faded between December and February.
- 5.4.4 **Clematis 'Jackmanii'** to be pruned back hard in February each year to the lowest pair of buds.
- 5.4.5 **Clematis 'Marjorie'** does not require regular pruning, but if spread needs restricting, prune back immediately after flowering (mid- to late spring).
- 5.4.6 **Lonicera** requires no regular pruning, however trim as required to keep plant neat and tidy, any loose branches tied back in.
- 5.4.7 **Jasminum** stems to be trained to cover support and tie regularly. Prune after flowering (late summer or early autumn).
- 5.4.8 **Trachelospermum jasminoides**, although this is self-clinging, young shoots may need to be tied on to the fence. In spring tie in stray shoots so they twine in the right direction until established. Cut, shape, and manage the climber to prevent growing over or creeping under the fence.
- 5.4.9 Climbing plants should be managed to keep a neat and tidy finish, any loose branches tied back in.
- 5.4.10 Climbing plants are to be checked for any dead material; dead material is to be removed to maintain healthy growth and cover along the planting area.
- 5.4.11 Climbing plants should be clipped annually to prevent top heavy growth and trimmed to the kerb line to maintain a clean and tidy edge to the planting bed.
- 5.4.12 After pruning mulch and feed.

5.5 Ornamental Shrub Planting & Rose Garden

- 5.5.1 All planting to be managed to provide a crisp/neat edge to all hard landscaped areas including footpaths, roads, walls and car park bays, otherwise shrubs are to be allowed to grow freely to achieve their natural form and knit together to form an effective ground cover.

- 5.5.2 Check that each plant is growing healthily and remove all dead wood, damaged or diseased branches, water shoots and reversion growth.
- 5.5.3 Formative and seasonal pruning to be carried out to encourage healthy and bushy growth and desirable ornamental features. E.g. flowers, fruits, autumn colour, stem colour etc. Remove suckers by cutting back level with source stem or root along with dead shoots.
- 5.5.4 All plants to be re-firmed after frost or wind to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.
- 5.5.5 Shrubs to be maintained to keep vehicular and pedestrian visibility sight lines open.

5.6 Herbaceous Perennials and Flowering Species

- 5.6.1 Herbaceous perennials and flowering species to be pruned according to their flowering periods; winter flowering shrubs in spring.
- 5.6.2 Shrubs flowering between March and July - immediately after flowering period.
Shrubs flowering between July & October – back to old wood in winter.
- 5.6.3 All plants to be checked for weeding, staking, dividing and any dead shoots/ flowers to be removed.

5.7 Ornamental Hedge Planting (Escallonia, Ilex crenata, Lavandula, Taxus Baccata)

- 5.7.1 For the first two years after planting, concentrate on shortening the longer shoots and just tipping back shorter ones to encourage branching and dense growth without much loss in height.
- 5.7.2 Once established regular formative pruning will be carried out to hedges to ensure a strong establishment. As the shrubs develop, sides of hedge are to be faced up to encourage hedge to knit together and produce a dense structure.
- 5.7.3 **Escallonia** hedge: Once desired height of 900-1000mm is reached hedge will be topped and maintained at that height. Annual maintenance will involve hedge pruning once a year to maintain form. Escallonia hedge to be pruned after flowering period in October.
- 5.7.4 **Ilex Crenata** hedge: To be trimmed to maintain hedge shape using topiary shears or hedge-cutters. Once desired height of 600mm is reached, it will be to be topped and maintained at that height. Annual maintenance will involve hedge pruning once a year in spring to maintain form, however if required, a further light trim can be carried out in late summer/autumn. Remove suckers and unwanted branches. If this timing falls within the bird nesting season and care should be taken to check for birds in advance of carrying out works.
- 5.7.5 **Lavandula** hedge: Although a very low maintenance hedging plant, hedge can be pruned back one third after flowering leaving some green growth. This should be carried out once a year in late August- September. Hedge to be maintained at approximately 500mm height.
- 5.7.6 **Taxus Baccata** hedge: Once the desired height of 1.5m is reached, the hedge will be topped and maintained at this height. Hedge will be pruned annually in late autumn/winter, or otherwise avoiding the bird nesting season.
- 5.7.7 Check that each plant is growing healthily and remove all dead wood, damaged or diseased branches, water shoots and reversion growth.

- 5.7.8 All plants to be re-firmed after frost or wind to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.

5.8 Native Tree/Hedge Mix Planting (Half standard feathered trees - Betula pendula 'Fastigiata', Carpinus betulus 'Fastigiata', Fagus sylvatica 'Dawyck', Quercus robur 'Fastigiata')

- 5.8.1 Regular formative pruning will be carried out to the hedge to form a 7m high hedgerow and ensure a strong establishment. As the hedge develops, sides are to be faced up to encourage hedge to knit together and produce a dense structure. Once the desired height of 7m is reached, the hedge will be topped and maintained at that height.
- 5.8.2 Hedge will be pruned annually in late autumn/winter, or otherwise avoiding the bird nesting season.
- 5.8.3 All plants to be re-firmed after frost to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.
- 5.8.4 Remove lower side branches to maintain 1.2-1.5m clear stem of the half-standard trees. Subject to clear-stem height at the time of planting.

5.9 Specimen Shrub Planting

- 5.9.1 Check that each plant is growing healthily and remove all dead wood, damaged or diseased branches, water shoots and reversion growth.
- 5.9.2 All plants to be re-firmed after frost or wind to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.
- 5.9.3 Check specimen shrubs/trees and firm up/straighten if required.
- 5.9.4 Formative and seasonal pruning to be carried out to encourage healthy and bushy growth and desirable ornamental features. E.g. flowers, fruits, autumn colour, stem colour etc. Remove suckers by cutting back level with source stem or root along with dead shoots.
- 5.9.5 Flowering species to be pruned according to their flowering periods;
- Shrubs flowering between March and July - immediately after flowering period.
 - Shrubs flowering between July & October – Back to old wood in winter.
 - Shrubs flowering in winter – Spring
 - Rose's - Late winter to early spring,
- 5.9.6 Standards/half standards specimens to be pruned as required to maintain shape using topiary shears in accordance with the above.
- 5.9.7 Topiary cone specimens to be clipped regularly to encourage dense habit and maintain a balanced cone shape. Laurus nobilis (cone) in April or mid-July; Taxus baccata (cone) in spring and quick trip in autumn.

5.10 New Tree Planting

The Following guidance and recommendations is in accordance with BS8545:2014 'Tree: from nursery to independence in the landscape – Recommendations'

- 5.10.1 Carry out formative pruning in accordance with BS 3998 as required for all young and newly planted trees. 'Formative pruning should aim to produce a tree which in maturity will be free from major physical weaknesses. Unwanted secondary leading shoots and potentially weak forks which could fail in adverse weather conditions should be removed'. Formative pruning should continue until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced. Works to include;
- Removing dead branches
 - Removing co-dominant leaders,
 - Over vigorous laterals to be subordinated (to retain size at no more than 50% diameter of main stem at point of attachment)
 - Removal of opposite branches
 - Removal of upright/ crossing branches within the crown
 - Lower branches (from nursery) subordinated.
- 5.10.2 The health and development of young trees is to be assessed annually and on an adhoc basis as required during the year to inform maintenance operations and any required actions. Assessment to include; foliar appearance, leaf size, leaf canopy density, extension growth and girth development.
- 5.10.3 Tree stakes and ties to be inspected at least annually for stability and firmness, ensuring that ties are performing effectively and not causing damage to the tree. All tree stakes and ties to be removed as soon as developing root system is strong enough to support the tree (typically two growing seasons).
- 5.10.4 Maintain 1 meter diameter mulch ring /mulch mat surround to trees which are free from grass, weeds and rubbish at all times where located within grass areas.
- 5.10.5 Evergreen trees: **Taxus Baccata 'Fastigiata'** do not require regular pruning, but can be trimmed and shaped when required.
- 5.10.6 All tree works to be carried out outside of Bird Nesting Season (March-September inclusive).

5.11 Amenity Grass Areas

- 5.11.1 Grass areas to be maintained to provide a quick establishment and free from moss, excessive thatch, weeds in an appropriate manner to the intended use. All grass areas to be maintained to promote a healthy vigorous sward, free from disease, fungal growth discolouration, scorch & wilt.
- 5.11.2 During growing season the grass shall be cut at regular intervals (8-12 cuts) to ensure the grass does not exceed 25-50mm height.
- 5.11.3 Grass should only be cut when dry.
- 5.11.4 Pernicious weeds to be removed by hand during the first year.
- 5.11.5 All grass clippings to be collected and clippings removed from site
- 5.11.6 Failed areas of grass to be re-sown in accordance with original specification as required ensuring a 100% covering.

5.12 Existing trees

- 5.12.1 All existing trees to be checked for damaged limbs, and repair pruned as required.
- 5.12.2 Remedial tree works to tree canopies to be assessed and carried out in accordance with

relevant British Standards (3998) in accordance with good arboricultural practice.

- 5.12.3 All tree works are to be undertaken taking into account wildlife legislation and any restrictions that might be in place.
- 5.12.4 It is recommended that annual site wide safety and condition surveys are undertaken by a suitably qualified arborist to those existing retained trees that are located along the Northern and Southern boundaries.

APPENDIX 1.0

J180649-GC-L-DR-3-003/004 (Drawing provided separately as part of the condition discharge submission)

APPENDIX 2.0

Typical Soft Landscape Maintenance Visit Schedule

	JANUARY					FEBRUARY				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER								
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52		
Scope of Works Summary																																																						
Weed control																																																						
Shrub Pruning General																																																						
Native Hedge pruning																																																						
Ornamental Hedge pruning																																																						
Herbaceous/flowering plants																																																						
Climbers																																																						
Specimen shrubs																																																						
Plant Checking & deadwood removal																																																						
Pest and disease control																																																						
Tree inspection																																																						
Tree stake and tie check																																																						
Tree pruning, dead wood removal																																																						
Amently Grass Area Cutting																																																						
Inspection failed planting																																																						
Plant replacement																																																						
Litter Pick & General Site Tidy																																																						

General Note – Maintenance Operations in accordance with the above visit schedule are to commence following practical completion. Depending on installation date as listed in section 3.0 above maintenance works may commence at any time throughout the above yearly schedule

