

**SOFT LANDSCAPE WORKS
MAINTENANCE AND
MANAGEMENT PROPOSALS
– 10 YEARS**

**OLDLANDS FARM PHASE 3,
NEWLANDS ROAD,
BOGNOR REGIS**



PANATTONI



BCA DESIGN

Landscape Architects

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Drawing No.	Drawing Title	Rev
2380/24-02	Detailed Planting Plan (sheet 1 of 2)	06
2380/24-03	Detailed Planting Plan (sheet 2 of 2)	06

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Reference:	2380/24/RP01 rev C
Date:	02/01/2023
Author:	MAB
Checked:	

MAINTENANCE AND MANAGEMENT STATEMENT

(Refer to Appendix C for 2380/24-02 & 03 Detailed Planting Plans)

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

- To ensure the successful establishment and continued growth through to maturity of the Soft Landscape scheme shown on drawing no(s). 2380/24-02 & 03.
- To ensure that the landscape at Oldlands Farm – Phase 3 develops in a manner commensurate with the original design.
- To ensure the successful establishment and retention of effective landscape buffer planting, particularly along the eastern boundary of the site.
- To secure a long-term future for the existing trees and new tree planting with particular emphasis upon achieving enhancement of ecological potential, conservation and visual amenity.
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.
- To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.
- To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.
- To ensure the successful establishment and continual enhancement of the landscape areas in accordance with ecological principles/ecologist's recommendations to increase the overall bio-diversity of the site.

The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment is achieved. Refer to Appendix A for the schedule of maintenance for year 1. Thereafter maintenance contracts will be organised by facilities management on an annual basis.

The maintenance and management matrix (Appendix B) provides information on the general techniques and methods to be adopted for the ongoing maintenance operations.

These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (eg. tree disease).

The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of staff and visitors to the site as well as providing a benefit to

persons who live near and pass by the boundaries. In addition, it will ensure that the landscape develops to maximise the ecological potential of the proposals.

APPENDIX A

YEAR 1 MAINTENANCE SCHEDULE

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
	DESCRIPTION	
	During the initial twelve-month period after Practical Completion.	
	Note: Allow for twenty-two maintenance visits (18 during the growing season, 4 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
A	GENERAL	
A.1	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	At each visit
A.2	Check that the plant material is firmly planted and firm in where required.	6 times
A.3	Treat pests and diseases by agreement with the Contract Administrator.	As necessary
A.4	Prune woodland transplants / shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	As necessary
B	TREE PLANTING	
B.1	To extra heavy standard, heavy standard. Multi-stem and feathered trees: Check, adjust and replace stakes and ties as necessary. Prune, water and feed where required.	As necessary
B.2	Check spiral guards and replace when required.	Four times
C	WOODLAND / THICKET / NATIVE HEDGE PLANTED AREAS	
C.1	Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid-April to late September	Four times
C.2	Check shelter guards and refirm / replace when required. Remove weed growth from within.	Four times
D	ORNAMENTAL / FORMAL CLIPPED HEDGEROW PLANTED AREAS	
D.1	Ensure mulch is topped up to suppress as much weed growth as possible.	As necessary
D.2	Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid April to late September.	Four times

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
D.3	Check shelter guards and refirm / replace when required. Remove weed growth from within.	Four times
D.4	Prune hedges as necessary to maintain desired height as shown on the drawing.	As necessary
E	SHRUB PLANTED AREAS	
E.1	Water ornamental shrub beds to maintain healthy growth.	As necessary
E.2	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species.	Four times
E.3	Prune dead, dying or diseased wood from plant material.	As necessary
E.4	Keep shrub areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate.	12 times
E.5	Apply a slow release fertilizer, Enmag CRF or similar approved, composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / m ² (timing to be agreed with Contract Administrator).	Once only
E.6	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off. Repeat at each maintenance visit.	At each visit
E.7	Lightly cultivate all shrub beds, breaking up soil evenly. Once only. Timing to be agreed with the Contract Administrator.	Once only
F	MAINTENANCE OF GRASS AREAS (CLOSE MOWN)	
F.1	Grass will be mown as required . Litter will be collected immediately prior to mowing. Note: at each cut excessive arisings shall be removed from site.	12-18 times/year dependent on location/season
F.2	Fertilizer will be applied.	As necessary
F.3	<u>PROVISIONAL</u> Supply and apply a selective herbicide in accordance with manufacturer's recommendations.	As necessary
F.4	Water grass as necessary to achieve establishment and maintain healthy growth.	As necessary

[illegible]

APPENDIX B

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

GENERAL

Tidy up areas removing rubbish, litter, etc, from planted and grass areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓							
Check plant material is firmly planted and firm in where required.	✓	✓	✓							
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4 times	4 times	2 times	2 times	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

TREE PLANTING

Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary.	✓	✓	✓	✓	✓					
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

WOODLAND / WOODLAND EDGE THICKET / NATIVE HEDGE PLANTED AREAS

Keep areas clear of weed growth by herbicide treatment as appropriate from mid-April to late September.	4 times	4 times	4 times	4 times	2 times	2 times	2 times	Once	Once	Once
Woodland mix planting to be managed to ultimately achieve a tree canopy with understorey. Woodland Edge mix to achieve age diversity. A gradual development of a diverse age structure should be established over a period of time by the use of a regime of selective thinning, pruning and coppicing.					1/3 of thicket plants			1/3 of thicket plants		
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune native hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

SHRUB AND FORMAL HEDGE PLANTED AREAS

Keep ornamental shrub and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times
Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow-release fertilizer application as appropriate to ensure establishment of planting.	✓	✓	✓							

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

SHRUB AND FORMAL HEDGE PLANTED AREAS (CONT...)

Prune hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓								
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

CLOSE MOWN GRASS AREAS

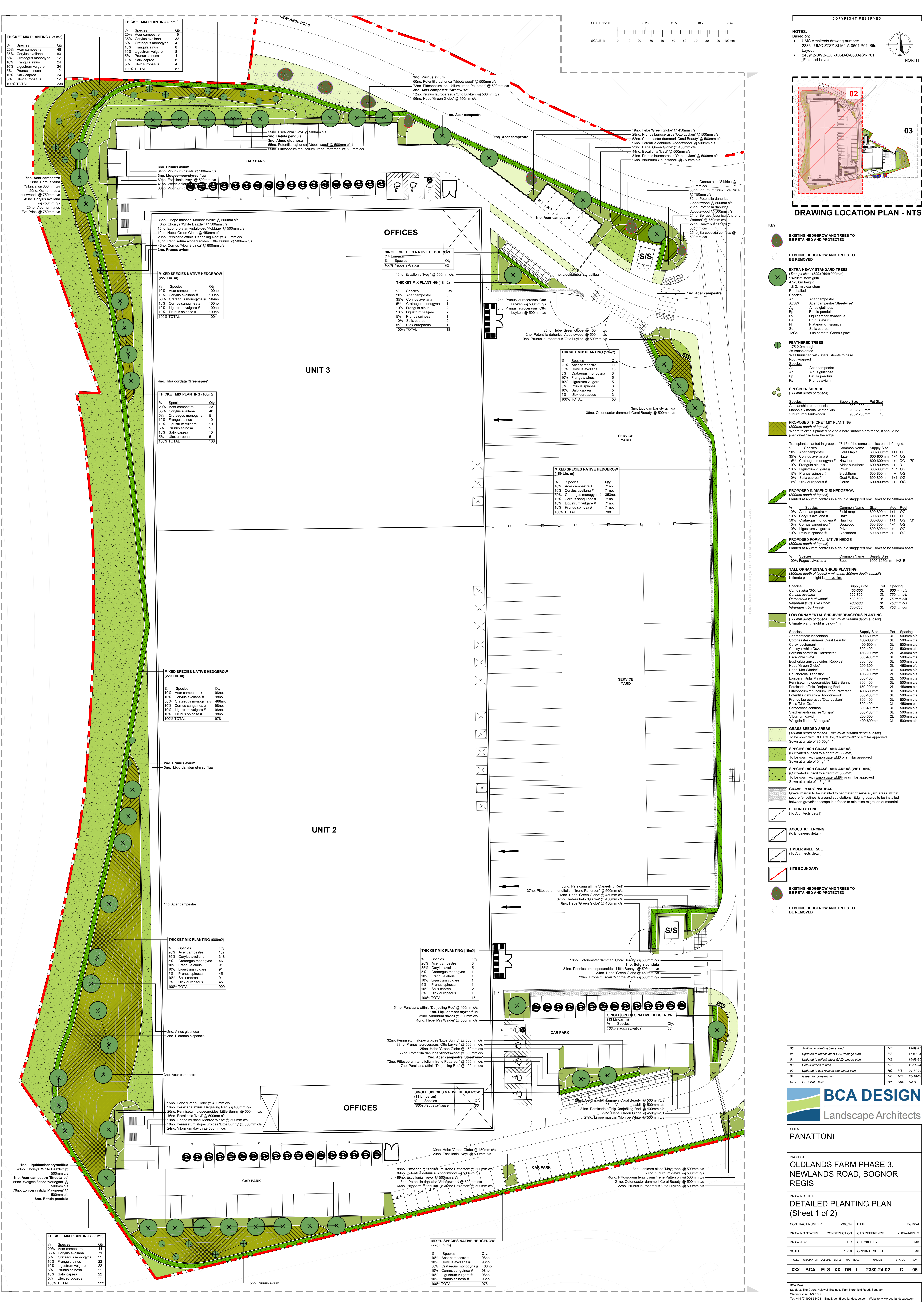
Grass cutting with edge trim (where required). Frequency of grass-cutting operations to be commensurate with location and visual importance of grass area: Up to 18no. cuts per year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape the grass edge as necessary with half moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of fertilizer and selective weedkilller as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-seeding of worn areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
SPECIES RICH GRASSLAND/ WILDFLOWER AREAS If autumn sown the sward shall be cut 3no. times in first year, once in March, once in May and once in September. If Spring sown then sward shall be cut once after six weeks (if a well developed sward has established) and then twice more, once in late July/August and once in September Note: If practical cut to be carried out directionally towards the site boundary to encourage reptiles to move out of the pathway of the mower.	✓									
To be cut twice per annum, once in July/August down to 150mm and once in October down to 70mm. For the July/August cut the arising are to be left in situ to dry, turned once after 2-3 days and then removed from within 1 week, for the Autumn cut arising collected and removed. Note: If practical cut to be carried out directionally towards the site boundary to encourage reptiles to move out of the pathway of the mower.		✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat and remove pernicious weed growth where it may be detrimental to establishment of wildflower sward.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

APPENDIX C

DRAWINGS

Drawing No.	Drawing Title	Rev
2380/24-02	Detailed Planting Plan (sheet 1 of 2)	06
2380/24-03	Detailed Planting Plan (sheet 2 of 2)	06



NOTES:

- Based on:
 - UMC Architects drawing number: 23361-UMC-ZZZ-SH-M2-A-0601 P01 'Site Layout'
 - 243912-BWB-EXT-XX-D-C-0000-[S1-P01]_Finished Levels

DRAWING LOCATION PLAN - NTS

KEY

- EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED**
- EXISTING HEDGEROW AND TREES TO BE REMOVED**
- EXTRA HEAVY STANDARD TREES**
(Free pit size 1500x1500x300mm)
18-20cm stem girth
4-5.5m height
18-21cm clear stem
Rooted/semi-rooted
- FEATHERED TREES**
1.75-2.0m height
2x transplanted
Well furnished with lateral shoots to base
Root wrapped
- SPECIMEN SHRUBS**
(300mm depth of topsoil)
- PROPOSED THICKET MIX PLANTING**
(300mm depth of topsoil)
Where thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge.
- PROPOSED INDIGENOUS HEDGEROW**
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.
- PROPOSED FORMAL NATIVE HEDGE**
(300mm depth of topsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.
- TALL ORNAMENTAL SHRUB PLANTING**
(300mm depth of topsoil + minimum 300mm depth subsoil)
Ultimate plant height is above 1m.
- LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING**
(300mm depth of topsoil + minimum 300mm depth subsoil)
Ultimate plant height is below 1m.
- GRASS SEED ED AREAS**
(150mm depth of topsoil + minimum 150mm depth subsoil)
To be sown with DJF PM 125 'Sloagrowth' or similar approved
Sown at a rate of 35-50g/m²
- SPECIES RICH GRASSLAND AREAS**
(Cultivated subsoil to a depth of 300mm)
To be sown with *Emerica* EMS or similar approved
Sown at a rate of 04 g/m²
- SPECIES RICH GRASSLAND AREAS (WETLAND)**
(Cultivated subsoil to a depth of 300mm)
To be sown with *Emerica* EMS or similar approved
Sown at a rate of 1.5 g/m²
- GRAVEL MARGIN AREAS**
Gravel margin to be installed to perimeter of service yard areas, within secure fence/line & around sub stations. Edging boards to be installed between gravel/landscape interfaces to minimise migration of material.
- SECURITY FENCE**
(To Architects detail)
- ACOUSTIC FENCING**
(to Engineers detail)
- TIMBER KNEE RAIL**
(To Architects detail)
- SITE BOUNDARY**
- EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED**
- EXISTING HEDGEROW AND TREES TO BE REMOVED**

REV	DESCRIPTION	BY	CHKD	DATE
06	Additional planting bed added	MB		19-09-25
05	Updated to reflect latest GA/Drainage plan	MB		17-09-25
04	Updated to reflect latest GA/Drainage plan	MB		15-09-25
03	Colour added to plan	MB		12-11-24
02	Updated to suit revised site layout plan	HC	MB	04-11-24
01	Issued for construction	HC	MB	25-10-24

REV	DESCRIPTION	BY	CHKD	DATE
06	Additional planting bed added	MB		19-09-25
05	Updated to reflect latest GA/Drainage plan	MB		17-09-25
04	Updated to reflect latest GA/Drainage plan	MB		15-09-25
03	Colour added to plan	MB		12-11-24
02	Updated to suit revised site layout plan	HC	MB	04-11-24
01	Issued for construction	HC	MB	25-10-24

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PROJECT
OLDLANDS FARM PHASE 3,
NEWLANDS ROAD, BOGNOR
REGIS

DRAWING TITLE
DETAILED PLANTING PLAN
(Sheet 1 of 2)

CONTRACT NUMBER: 238024 **DATE:** 22/10/24

DRAWING STATUS: CONSTRUCTION **CAD REFERENCE:** 2380-24-02-03

DRAWN BY: HC **CHECKED BY:** MB

SCALE: 1:250 **ORIGINAL SHEET:** A0

PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
XXX	BCA	ELS	XX	DR	L	2380-24-02	C 06

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NOTES:
Based on
• UMC Architects drawing number: 23361-UMC-ZZZZ-S1-M2-A-0601 'Site Layout'
• 243912-BWB-EXT-XX-D-C-0600-[S1-P01] _Finished Levels

GRASS SEEDD AREAS
(150mm depth of topsoil + minimum 150mm depth subsoil)
To be sown with DLF PM 120 'Slowgrowth' or similar approved
Sown at a rate of 35-50g/m²

SPECIES RICH GRASSLAND AREAS
(Cultivated subsoil to a depth of 300mm)
To be sown with Emorsgate EM3 or similar approved
Sown at a rate of 04 g/m²

SPECIES RICH GRASSLAND AREAS (WETLAND)
(Cultivated subsoil to a depth of 300mm)
To be sown with Emorsgate EM8F or similar approved
Sown at a rate of 1.5 g/m²

GRAVEL MARGIN/AREAS
Gravel margin to be installed to perimeter of service yard areas, within secure fence/lines & around sub stations. Edging boards to be installed between gravel/landscape interfaces to minimise migration of material.

SECURITY FENCE
(To Architects detail)

ACOUSTIC FENCING
(to Engineers detail)

TIMBER KNEE RAIL
(To Architects detail)

SITE BOUNDARY

EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED

EXISTING HEDGEROW AND TREES TO BE REMOVED

DRAWING LOCATION PLAN - NTS

REV	DESCRIPTION	BY	CHKD	DATE
06	Tree locations updated to provide 3m clearance to SuDS	MB		16-10-25
05	Updated to reflect latest GA/Drainage plan	MB		17-09-25
04	Updated to reflect latest GA/Drainage plan	MB		15-09-25
03	Colour added to plan	MB		12-11-24
02	Updated to suit revised site layout plan	HC	MB	04-11-24
01	Issued for construction	HC	MB	25-10-24

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PROJECT
OLDLANDS FARM PHASE 3,
NEWLANDS ROAD, BOGNOR
REGIS

DRAWING TITLE
DETAILED PLANTING PLAN
(Sheet 2 of 2)

CONTRACT NUMBER:	2380/24	DATE:	22/10/24					
DRAWING STATUS:	CONSTRUCTION	CAD REFERENCE:	2380-24-02+03					
DRAWN BY:	HC	CHECKED BY:	MB					
SCALE:	1:250	ORIGINAL SHEET:	A0					
PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV	
XXX	BCA	ELS	XX	DR	L	2380-24-03	C	06

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