



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Appendix

6.1 Landscape management and maintenance

6.1.1 Introduction

General Objectives

This document has been prepared to support the Planning Application for the proposed residential development at North Bersted

The aim of this plan is to promote a sensitive and successful management approach to both the existing vegetation and new planted elements on the site that will be appropriate to the location and enhance the landscape and nature conservation interests in a manner that is compatible with the proposed development.

General Aims

- To provide a high quality external landscape across the site that responds to the existing setting and development requirements.
- To improve and enhance biodiversity in designated areas that meets ecological requirements for the scheme.

- To provide a robust, hardy and low maintenance planting strategy suitable for site conditions, private and communal residential areas and the public realm environment.
- To protect/minimise impacts on existing landscape elements including retained existing trees.

General Responsibilities

All landscape within communal areas will be maintained by the contractor from installation up to 12 months following practical completion. Any tree or plant which fails within this time will be replaced to the same specification by the contractor in the next planting season.

It should be noted that all soft and hard landscape within private properties will be maintained by the residents and is therefore excluded from this Management Plan.

6.1.2 The Management Plan

The site management plan has been split into five areas covering the generic habitats of the landscape scheme; this can be found at Appendix I of this document. These five areas form the following section headings:

- Public Realm
- Central Lawn
- Eastern Boundary Planting
- Communal Planting

For each of the areas a description is provided along with long term management objectives.

(Refer to 1444-HED-DR-02-003 and 1444-HED-DR-02-009 for detail of the planting proposals)



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

Public Realm

Description

The entrance and pavement aligning Romney Broadwalk to the west of the scheme will be treated with a bitumen macadam surface to match in with existing.

The new access road and communal footways within the development have been designed to provide a shared surface environment to prioritise pedestrian movement within the scheme.

Both access road and adjoining footway will be installed at the same level with the same surfacing with a 25mm upstand delineating the two.

Surfacing will consist of high quality concrete pavers arranged in a herringbone pattern to provide a robust and hardwearing environment for vehicular and pedestrian movement. Colours and materiality will complement the architecture, and setting of this residential development suitable for location.

Long-term design objectives

The public realm has been designed as a hard paved shared surface environment to allow for safe vehicular movement and pedestrian use.

The design objectives for the area are to;

- provide hardwearing robust access routes for pedestrians and vehicles.
- provide safe pedestrian use of the space
- complement architecture
- provide materiality suitable for location

Central Lawn

Description

A feature communal lawn area is proposed at the heart of the scheme providing a flexible social space for residents and attractive focal point to the development.

The lawn area will comprise of lawn, wildflower, tree planting and a feature seating wall providing opportunities for social and recreational use.

Multi-stem tree planting has been located to provide a sense of enclosure to the space, shade and seasonal interest.

The tree planting will sit within a swathe of wildflower providing colour, biodiversity and seasonal interest. The remainder of the lawn area will be turfed.

A high quality feature concrete seating wall will wrap around the north-east corner of the lawn area and provide seating opportunities for residents.

Long-term design objectives

The central lawn area will be managed to provide functional space for residents, natural screening and an attractive aesthetic for users and overlooking residents.

The design objectives for the garden are to provide;

- a functional outdoor space for the residents which can be used year round
- a simple hardy landscape that is robust and easy to maintain.
- structural tree to provide shade, vertical interest and screening
- wildflower planting to soften the development and provide biodiversity, colour and seasonal interest



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

Eastern Boundary Planting

Description

It is intended for the existing area of scrub vegetation running along the eastern boundary of the site to be enhanced in line with the ecologist’s recommendations.

The existing bramble is to be reduced and a new native hedge mix introduced along this boundary supplemented with wildflower planting suitable for shaded conditions.

This new planting is intended to reinforce and enhance the existing vegetation in this area for screening and biodiversity purposes and will be managed to support this.

The hedge species chosen will be indigenous to the area and are detailed in the planting plans and schedule. All whip plants will be maintained at 1.5m high protected with appropriately sized rabbit guards.

Wildflower planting will be tolerant of shade and planted along the east of the proposed native boundary hedge.

One existing tree is located within this management zone and will have specific management requirements. Refer to section 3.0 for detail.

Long-term design objectives

The design objectives for the enhanced boundary planting are to provide;

- visual enclosure of the development
- a strong native landscape structure and that blends with the existing
- new and enhanced planting to increase biodiversity
- Strengthened wildlife corridor
- Health and longevity of existing tree planting

Communal Planting

Description

Planting to communal areas will be kept simple and low maintenance and consist of ground cover and native mix hedgerow with semi mature tree planting.

Ground cover shrub beds will consist of native evergreen species for biodiversity purposes. Species have been selected for hardiness, seasonal interest and ease of maintenance.

Native hedge planting will provide seasonal interest and structure to communal planting areas, enhancing the biodiversity within the scheme. The species chosen will be

indigenous to the area and are detailed in the planting plans and schedule. The whips will be planted in a matrix with plant guards and maintained at 1.2m high.

Tree planting will provide structure, height and seasonal interest and privacy to residents. Species will be native where possible and fastigated in form with a 2m clear stem to ensure visual surveillance for vehicles and pedestrians is not compromised.

Long-term design objectives

The design objectives for the communal planting areas are to provide;

- an attractive low maintenance landscape for the residents to enjoy all year round.
- a strong native landscape structure and that blends with the existing
- biodiversity and conservation value
- Strengthened wildlife corridors across the site
- Privacy for residents
- Screening and integration of the development into the surrounding landscape
- Maintain visual permeability for pedestrians and vehicles



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

6.1.3 Establishment, Maintenance and Management

General Description and Scope of Works

The works consist of the general landscape and maintenance in accordance with good horticultural practices. No operations should be undertaken which could alter the existing and proposed landscape form of the sites as indicated in the contract drawings.

The scope of work shall comprise the maintenance operations described in this management plan within the boundaries of the site:

Operations site wide will include:

- Tree pruning, checking tree ties and stakes
- Cutting back shrub and hedge plants at the end of the season
- Watering
- Re-mulching planted beds
- Weeding of hard surfaced areas, gravel areas and planting beds
- Leaf, litter and debris clearance
- Stain/graffiti removal

- Gravel maintenance

Operation will be on a yearly rotation and could be as intensive as weekly at the middle of the growing season depending upon the level of quality that the Applicant requires.

As the planting matures there is likely to be a lower requirement for day-to-day maintenance as plants establish and close up spaces so reducing the need for weeding.

All operations listed below to be read in conjunction with the Landscape Specification.

Watering

Manual irrigation is to be implemented for all soft landscape areas for the establishment period only.

Soil water levels should be monitored and consideration given to periods of drought. If alternative water supply is required this should be discussed further with the site management team. Any alterations to the water rates and provision of the irrigation system should be verified with an irrigation specialist prior to changing.

Disposal of Arisings

All biodegradable arisings are to be composted on or off site for reuse in the autumn as mulch or soil ameliorant. Tree roots, tree/shrub pruning and arising from wildflower cutting back are to be removed from site and recycled.

Leaf, litter and debris clearance

All litter, leaves and other debris are to be removed from site. Surface gutters and channels to be kept clear of mud, silt and debris. Drainage gully traps to be emptied and flushed clean.

Stain/graffiti removal

All stains and graffiti to be removed from site using a suitable method; including furniture, walls and hard surfaces.

Replacement Planting

All dead, dying, vandalised or not growing trees and planting are to be notified to the Applicant and replaced during the next appropriate planting season. Any cause of death or damage as a result of malicious, accidental damage or vandalism are to be notified to the Applicant.



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

All plants shall be planted at the size to which the tree or shrub has established where appropriate, should this not be considered to be suitable, the Contractor should discuss alternatives with the site management team.

Weed Control

All hard surfaced areas shall be kept clear of weeds to ensure a tidy appearance. Any weed growth shall be removed by hand and herbicide applied annually to suppress further weed growth.

Mulching

Mulched areas are to be topped up once per year using the same material as was originally specified to maintain 50mm depth until such time as canopy closure occurs. All mulch to be peat free. Mulch should not be applied to areas of dense ground cover planting.

Any weed growth, to be removed by hand weeding and any overspill of mulch onto adjacent footways/roads is to be swept back.

Use of Herbicides

Maintenance works within the site shall:

- Observe the provisions of the FOOD AND ENVIRONMENTAL PROTECTION ACT 1985 and the CONTROL OF PESTICIDES REGULATION 1986 relating to the sale, supply, storage, transport and use of pesticides in connection with the contract.
- Observe the requirements of the CONTROL OF SUBSTANCE HAZARDOUS TO HEALTH REGULATIONS 1988.
- Name the person who will supervise herbicide applications and shall provide evidence to the site management team, including the Basis Register number, that this person holds the recognised certificate of competence in the use of pesticides.
- Provide evidence to that operatives handling and applying herbicides hold recognised certificates of competence in their use.
- Ensure that all operations conform to the latest appropriate British Standard or British Standard Code of Practice where applicable.
- Transport and supply chemicals in accordance with the recommendations in the Code of Practice for the Use of Approved Pesticides in Amenity areas published by the National Association

Grass Council and approved by the Ministry of Agriculture, Fisheries and Food.

- Remove all empty containers, surplus materials and rubbish from site following each herbicide application and shall comply with all legislation governing the controlled tipping of such refuse and the disposal of contaminated water.

Guidance references:

- The Control of Pollution Act 1997
- The Health and Safety at Work Act 1974
- The Poisonous Substances in Agriculture Regulations 1984

Safety

A strict safety policy is to be enforced, in the execution of all tasks associated with landscape management. Protective clothing will be worn by all operatives of machinery regardless of type, the minimum permitted on site will be those items of clothing or equipment as specified by the manufacturer, Health and Safety Executive or voluntary industry code of practice.

Safety signs will be displayed at strategic locations to ensure that all public and staff within the site are aware of the maintenance task that is currently in hand, for example "Grass cutting in progress" etc.



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

Definition of a Weed

Any reference to the word weed will also include all self sown or self propagated plants such as Sycamore, Elder, Brambles, or the like, including any ornamental variety of plant that has self sown or propagated outside its designated growing area.

Burning on Site

The burning of any arisings on site is strictly forbidden.

Existing Tree Planting

Establishment & Maintenance

Existing tree planting within communal areas will be maintained in line with the arboriculturalist's recommendations with any pruning, crown lifting or other remedial works carried out in the appropriate season.

Long Term Management

The existing trees will need to be checked on a yearly basis in the summer and any part of the tree considered to be dead, dying, dangerous, damaged or diseased will be removed and replaced. Disease control and any pruning will be ongoing operations to ensure the planting is healthy and thriving.

Proposed Tree Planting

Establishment & Maintenance

There will be a full establishment programme for the new tree planting within the initial 1 year defects period. This will include re-firming shrub plants, the checking of tree stability, disease control, formative pruning and watering as necessary. At the base of each group of shrub plants, a minimum area of 1m dia. will be kept weed free and mulched during the establishment period.

Long Term Management

Continue operations as identified in the General Description and Scope of Works section.

Once established, the new trees will need to be checked on a yearly basis in the summer and any part of the tree considered to be dead, dying, dangerous, damaged or diseased will be removed and replaced. Pruning, disease control and watering will be ongoing operations to ensure the planting is healthy and thriving.

Any tree that fails within five years will be replaced.

Ground cover Planting

Establishment & Maintenance

Pruning shall be carried out as required to maintain good form and vigor, to encourage bushiness and to remove dead, diseased or dying branches.

All planted shrubs, herbaceous perennials and annual beds shall at all times be kept free of weeds, litter and other extraneous material. All plants to be maintained to a prevent overhang into seating areas, footways and vehicular areas.

Specimen shrubs are to be shaped appropriately to their species, location, season and stage of growth, leaving a well balanced natural appearance.

During January/April rake out all leaf litter and other extraneous debris. Cultivate all exposed soil, the surface of the soil shall be cultivated to a medium tilth and cambered to an even convex profile. The soil at the edges shall be kept to 50 mm below the adjoining grass area or hard surface. Subsequently beds shall be maintained weed free (less than 5% weed cover of any square metre of visible soil and no weeds shall be allowed to



1
Introduction

2
Site Context

3
Proposed
Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

grow taller than 50 mm at any time) by a combination of spot treatment of perennial weeds with an approved herbicide (the sole active ingredient of the herbicide is to be Glyphosate) hand forking, hoeing or hand pulling. dead weeds shall be removed on each visit. This operation shall be carried out as often as required but to a minimum frequency of two occasions per month from March-October. All arisings shall be collected and removed from site by the Contractor.

Pruning: Some shrubs need to be cut back hard to encourage growth from the base. Shrubs shall be cut back where they encroach on pedestrian and vehicle routes. Pruning shall be in accordance with good horticultural practice and in the appropriate month/season to maintain flowering and fruiting.

Pruning will fall into two broad categories, with some exceptions. Pruning of species that flower between January and June is to be carried out immediately or soon after flowering. Most species flowering after June do so on growth formed in the current year and are pruned in February/March of the following year.

All pruning of shrubs is to be carried out using secateurs or when necessary, heavy duty loppers. Under no circumstances will the use of mechanical hedge trimmers or similar equipment be allowed for this work.

Shrub growth shall be pruned where there is an encroaching or overhang upon the following areas: Car parks, drives, footpaths, entrances or windows. Dead, diseased or broken branches shall be pruned out and over vigorous shrubs shall be pruned to prevent suppression of smaller species.

Shrub growth shall be pruned where there is an encroaching or overhang upon the following areas: Car parks, footpaths, entrances or windows. Dead, diseased or broken branches shall be pruned out and over vigorous shrubs shall be pruned to prevent suppression of smaller species. Shrub bases shall be kept free of grass and weeds.

Long Term Management

Continue pruning as specified in the establishment and maintenance requirements for shrub planting. Continue all other operations as identified in the General Description and Scope of Works section.

Once established, the planting will complement and enhance the development providing enjoyment all year round.

There will be a need to replace and replant areas that outgrow their location or come to the end of their life, the frequency of this will depend upon the specific planting but should not be necessary for at least 10 years as the plant species have been chosen to require low maintenance.

Lawn

Establishment & Maintenance

All areas that have been disturbed during construction will need to be sprayed with a pre-seed herbicide to remove invasive weeds. Any bare patches should be re-turfed with matching turf.

The maintenance specification for the grass areas will typically be as follows:

First year:

- Remove invasive weeds through spot weeding and/or pulling by hand.
- Cut 6 weeks after installation to a height of 4-7cm if there is sufficient material and remove all clippings from site.



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Landscape management and maintenance

- Between May to September / October
 - cut to 4cm and remove all clippings
- March and September fertiliser applications

Long Term Management

Maintenance thereafter fortnightly during growing season

- March / April through to September / October - cut to a height of 4-7cm and remove all clippings
- Do not cut grass before bulbs flower. There should be a minimum 6 weeks interval between end of all bulb flowering and start of grass cutting.

Wildflower

Establishment & Maintenance

The maintenance specification for the wildflower areas will typically be as follows:

Installation of a wildflower turf should be carried out during April - May or September - October.

The maintenance specification will typically be as follows:

First year:

- Remove invasive weeds through spot weeding and/or pulling by hand
- In March/April, cut 6 weeks after installation to a height of 75mm if there is sufficient material and remove all clippings from site.
- Second cut in October to a height of 75mm if there is sufficient material and remove all clippings from site.

Long Term Management

Maintenance thereafter twice yearly as first year.

- March / April and September / October
 - cut to a height of 75mm and remove all clippings

Native Hedge Planting

Establishment & Maintenance

There will be a full establishment programme for the new hedge planting within the 1 year defects period. This will include re-firming shrub plants, disease control, formative pruning and watering as necessary.

The ground under the hedge will be kept weed free during the establishment period.

The hedge will need to be cut at least two times in the first and second years to promote a dense growth before the ultimate height of is attained.

Long Term Management

Once established to the agreed height the hedge planting should be checked on a yearly basis in the summer and any of the plants considered to be dead, dying, dangerous, damaged or diseased will be removed.

There will need to be continued hedge clipping at least twice a year of the hedge to maintain it well clipped at the chosen height, disease control and watering will also be required as necessary.



1
Introduction

2
Site Context

3
Proposed Scheme

4
Access

5
Consultation

Appendix

Allies and Morrison

85 Southwark Street
London SE1 0HX

telephone +44 20 7921 0100
web alliesandmorrison.com
email studio@alliesandmorrison.com